

Alcazaba Lagoon Sector 1 Committee Meeting Minutes

Friday April 23rd 2021

2.00 pm UK, 3.00 pm C.E.T

Zoom Joining instructions circulated by email.

Attendees – Chris Armitage, Paul Dragonetti, Jason Callow, Khaloud Milani

Guest : Joni Burnett

Approval of last minutes – N/A

Matters Arising – N/A

Financial Update – Joni/Chris/Paul

Figures for Q1 were reviewed. Because of the agreed extra expenditure using the surplus from 2020 the individual sections are difficult to evaluate but agreement there are still reserves unused. It was highlighted we need to allow for the Sector absorbing the increases in Lagoon and Entity fees this year, 12,585 Euros, as per the AGM agreement, but they will be levied as part of the community fees in 2021. Additional spending will be frozen after the 2 projects are completed until Q2 results are verified.

Projects

Agreed the replacement of the garage entrance grills with a synthetic material which will not rust. The metal grills have repeatedly been repainted and replacement, approx. 200 E per block, will yield savings in the long term as well as maintaining their appearance. The other work approved was the extra planting of trees and bushes around the upper pool, which by consensus has lacked the visual appeal of the lower pool area. For 12,000 E we can make the area look much better and provide some natural shade. Jason is leading the project and identified low maintenance plants with minimal water needs.

Alarm sensors in the bloques are to be inspected and a report obtained on issues after this inspection. Dates 10th May B 1-5 and 11th B6-10

Lagoon and Entity AGM feedback – Joni

See above comment re fees. The budgets had not been reset for several years and were in deficit, hence increases as discussed.

Gardens and Pools – Contract update – Chris/Paul/Jason

Summary of key points on new contract –

Progress being made on finalising after 18 months since the start. A 3 year contract, driven by cost of acquisition of a ride on mower. With this length of contract, we will introduce formal service reviews every 6 months to ensure expectations of all concerned are being met. Discussed separate contracts for garden, cleaning, pools but operational benefit having all under one contractor. The Ride on mower will save a lot of time by mowing faster so we must have ground clear, with grass areas around bloques and pools kept clear. The gardens do need more attention and this will release time to do that without additional labour costs. Paul has had discussion about entity using for 2 day per week and paying share of costs which need resolving. We will also look at holiday cover in the Winter on a trial basis to not cover the holidays in the off season – potentially saving 3000E which nearly cover the extra mower cost.

Sector 1 AGM actions – Chris/team

See Appendix 1 – New Rules and guidance

Bloque maintenance – Paul

All catch up works now done or in progress. Still damp problems, Especially in bloques 1 and 10. Work in progress on repainting metalwork by stripping back to bare metal and coating with rust preventative paint. This will be staged over the next few months.

Lagoon Board feedback – Chris /Paul

The income has been well below the targets and there is concern from Sagamore about the low attendance. The poor weather has been highlighted as the prime issue, with consistent rain preventing interest. The promotion of the lagoon has also been questioned.

The intention is to run a lower price promotion to coincide with the opening of the new restaurant, which will also enjoy hopefully better weather!

There was some discussion about a DJ hosting sessions but this was rejected by our sector on noise concerns. Sector 2 were more in favour and we need to closely monitor planned activities.

Apt 111 Door request – Chris

Joni advised the owner should send a formal request for the change to Communimas for the review process to start. Owner has now been advised to do so.

AOB

Work done so far on the front gates has been very good quality and if finances permit we will continue at the end of the year.