

Alcazaba Lagoon Sector 1 Committee Meeting Minutes

Friday July 16th 2021

9.30 am UK, 10.30 am C.E.T

Zoom meeting

Attendees – *Chris Armitage, Jason Callow, Kholoud Milani, Joni Burnett, Javier Flores (part)*

Apologies - *Paul Dragonetti*

Lagoon & Entity –Javier

The LEPA has worked well for a first year in operation, with few problems reported. The lagoon board has proved to be effective for management of the operation and lessons have been learned for next year. It has already been decided to review the prices, especially at peak, as July/August sold out easily.

The weekly review of numbers has worked and we have been allowing limited numbers in extra on the owners days, which has increased the income without causing capacity issues.

Income for the season may now exceed 80,000 euros so the sector 1 share would be 15,000.

Minimarket due to open next week and the Gym early August. There will be charge options weekly, monthly and 6 monthly with preferential rates for owners. Capacity will be 10 persons.

Sector 3 has had some pilot work done but will start properly in October to avoid peak use. 15 apartments sold already, and prices are due to go up. A sound screen from the motorway will be incorporated which will benefit existing owners.

The need to control speed was discussed following several incidents. Extra speed bumps are being planned and detail to follow. one large barrier at the entrance possible

Security cover was discussed. We have one guard covering 3 times the area when it was just S1. S2 have employed their own guard for the back road for peak season. We do need to consider security options , including extra guards (cost 5000/month). Another option would be more cameras on the garden areas but these would need careful placement to not cover views into apartments and have to be monitored.

Space for gardeners is still needed to avoid the use of Bloque 8 for sector1 and Bloque 10 for entity. Possibility of a site after the restaurant in the operations area. We are receiving complaints about the bloque 10 use and also the gardeners need a lunch space so this has to be resolved asap.

Approval of last minutes

Agreed

Matters Arising

Verified the increase in Entity funds is being paid. This will lead to a small rise next year in the community fees. This years increase being absorbed was agreed at the AGM

Financial Update – Joni/Chris

Half way through the year and we are 40,000 under budget. Cost of extra work on the garage grills and gardens has been accounted for in this but we have an outstanding water bill due mid August and a palm pruning bill which we need before we can verify the underspend. Some movement of costs needed to ensure under the correct headings but this will not affect the total.

Gardens and Pools – Contract update – Chris

Became effective on July 1st for 3 years with provision for a ride on mower and more routine tasks built in. Mower is on order and expected this month. Contract will have a formal review every 6 months and KPI's to be agreed. When we get the mower it is essential the grass is as clear as possible to maximise the time saved, which is being used to improve the time available for general garden management such as weeding, pruning and clearance.

Upper pool garden development - Jason

This has now been completed and has very well received. Photos to be circulated. The new plants won't look there best until next year and will need supports until then. Good deal done on securing the high palms. Thanks to Jason for his successful management of this project.

Security - Lessons learned from bloque 5 disturbance + pool gates – all

We do recognize we are fortunate not to have too many major disturbances, but we have to minimize the risk and plan reactions. Kholoud suggested more lighting will enhance security and solar lighting could be an economical solution. She will undertake a project to get more information on this.

Bloque maintenance -- including Bloque 10 damp update

The damp issues are a concern and have been getting worse. Survey on Bloque 10 highlighted several issues to look at, including tile grouting on the balcony floors. Although these are owners responsibility to maintain we will source a contractor to assist owners who need to have it done. There are concerns about the external coatings on the bloques, with several showing cracks and porous paint.

It's now 5 years since they were painted by the developers with an expectation of 7 years between coats. We now believe we need a good quality re-paint with cracks filled sooner to prevent further problems but with sector 3 about to start this would be wasted on the bloques nearby. Therefore investigating starting with Bloques 1- 4, which are on the opposite side to new works and S2 is completed, and Bloque 10, with the worst damp problems. Costs to be obtained initially. Worth noting thanks to previous good stewardship we do have 100,000 in our building reserve.
We would be looking at starting as soon as contractors are available.

Development strategy Autumn/winter 21/22 - All

This was deferred due to Paul's absence and needs to be covered in the October meeting.

A.O.B

Jason – some of the palm trees were not trimmed fully and the contractors are due back to finish the job properly. Also note the cost is going up each year as the palm trees get bigger and the regular gardeners can do less – 20 more this year.