

## **Alcazaba Lagoon Sector 1 Committee Meeting Minutes**

Friday January 28th 2022

11.00 am C.E.T

Attendees – Chris Armitage, Paul Dragonetti(part), Jason Callow, Kholoud Milani

Guests : Joni Burnett

- Approval of last minutes

Agreed

- Matters Arising

Lagoon Board reviewing 2022 season which will include admission in July/August. This will need agreement for a new LEPA.

Security – Joni briefed team on changes. In summary the existing security team are actually concierge operators, not licensed security. Overnight security requires the latter, so a new company is being employed by Sagamore for overnight cover with licenses. The existing team will carry on with daytime cover. Due to legal issues with the previous company foot patrols will be delayed for 7 weeks until resolved.

- 2021 Final Balance sheet figures – Joni

Joni covered the final balance figure for the year after explaining the logic behind the discount figures. We finished 17, 376 in credit which is a good result. As we carried over surplus from 2020 we were able to absorb the B10 repairs , 23,000, within the operational budgets so the refurbishment fund is not affected, standing at 125,000 at year end. With 2 years to go before work will be needed a budget of 19,400 euros per bloque is feasible.

We agreed some simplification of the groupings on the financial reports would help manage the operation of the finance controls. Concerns raised over 17,000 debtors figure and Paul requested details for follow up. Kholoud raised the good practice of obtaining competitive quotes for work and we agreed for major projects this would continue.

- Preparation for 2022 AGM

Agreed a “hybrid” format with physical and online access. Propose using Communimas offices for the physical meeting and Joni will provide the necessary technology for remote. access. A Presidents letter is needed outlining the year and will include plans and options for going forward. Joni plans to hold the Entity AGM on the same day in the afternoon.

There has been some interest in having cameras on the gallery areas within each bloque. Private cameras accessed on line ( as used inside some apartments) are not legal in the communal areas. Any camera cover can only be monitored by an approved central station and has to be agreed by the whole bloque via a vote, with the individual bloque then liable for costs not the whole community. This can be arranged for the AGM

- Garden Development – Upper pool and water saving – Jason/All

Good work done by Jason on obtaining details and quotes for the removal of sprinkler needs between B4 and B5 and the corner by B5/6. The cost will be within the lagoon income so it was agreed we should go ahead. An idea of what the water saving will be from these projects will be very useful and Jason agreed to explore.

The upper pool area development will continue as funds allow

- Garden Lighting – Update on sensors and cable replacement – Jason

The existing system is 15years+ old and is constantly needing repairs with increasing costs. Proposed we replace the existing wiring and fittings based around each bloque and pool to localize the circuits and ease maintenance. This will need to be done on a rolling basis due to the costs involved and Jason will research these costings.

- Bloque 10 repair outcomes

Very pleased with the appearance of B10 and noted the contractor exceeded the brief by painting the metalwork and interior. The masonry paint carries an 8 year warranty. We need feedback on the process from Nicole ( the architect) for lessons learned when we do the remaining bloques in 2 years ( after the S3 completion). We need to monitor B10 over the coming year to see how successful the damp reduction is.

- Refuse disposal – Improvement and communication - Joni

The refuse management is an Entity operation and is being reviewed. The broken bins are being repaired and addition disposal for the restaurant operations needs providing.

- Development strategy 2022 – All

In addition to the above projects Paul raised concerns about the access to our gardens from Sector 3 when it is occupied in 2 years time and we agreed to review the perimeter for likely access points.

A.O.B

The sunbeds, especially the older ones round the lower pool, are showing their age and we decided to obtain for costs to either recover or replace.