

# Alcazaba Lagoon Sector 1 Committee Meeting

## Minutes

January 27, 2020  
12.00 noon  
Estepona Golf Club

Attendees: David Fitchett and Aart van Os,  
Apologies: Chris Armitage, Jason Callow, Kenneth Mogensen,  
Guest: Joni Burnett

David opened the meeting at 12.00 commenting that unfortunately due to unforeseen circumstances only he and Aart were able to be in attendance with Joni a guest as usual.

- Approval of last meeting Minutes

Agreed

- Matters Arising

Following approval from Sagamore Joni agreed to publish the Entity and Lagoon AGM Minutes on our website

- Short term rental fee premium

Following Facebook comments and the general discussion on the matter at the EGM (held prior to the Committee Meeting) it was agreed that the option to be put forward to the Sector 1 AGM in March was either a 10% increase on the ordinary fees (which would result in an annual additional cost for renting owners in the region of 335 Euros) or no increase. Any additional charge/fees would be added to the separate refurbishment fund. As noted at the EGM the Committee do not have a consensus view on the matter but following the introduction of the new legislation considered it appropriate to raise the issue with owners. It is a decision that should be based on an approval required i.e. 60% of owners in favour of an increase. Joni reported that the matter was being considered by many communities following this new legislation introduced in 2019.

- Financial update 2019

Following last month's meeting minutes it was confirmed that overall spend for the year is over budget by 16k Euros, being driven by the dry summer resulting in a very high water spend for the last two quarters. Water costs at 53k Euros for the year were significantly higher than last year (which was 12k Euros) and 28k Euros over budget which had been based on the previous 3 year average. This is clearly a difficult cost to control as it is subject to climate and unless we allow the gardens to "die" in the summer we have little choice but to water as necessary. It was noted that a separate review was in hand to reduce the amount of watering required.

The fees collected early January had been based on 2019 figures and so consideration needs to be given to how we should cover both the overspend and the issue of water usage in the future.

Lagoon fees collected have still not been able to be transferred as the Lagoon still has no bank account set up for these funds. It was noted that Sagamore are in the process of opening a new account so that we should soon be able to transfer appropriate monies owed to them..

Joni confirmed that Comunimas had transferred the budgeted reserve of 25k Euros to the Reserve Fund such that we now have in total 50K Euros for the painting refurbishment planned for every 6-7 years.

- Draft Budget Proposal 2020

Following discussion it was agreed that we should try to maintain the 2020 budget expenditure at the same overall level as the 2019 budget (despite the overall overspend against the 2019 budget). Most elements of the budget are controllable however water usage is more difficult as discussed earlier due to its direct link to weather. Aart and David agreed to complete the draft budget process over the next two weeks and as well as explaining the budget in detail at the AGM to also cover what is proposed to be done to try to reduce water consumption going forward.

- Entity Update including security and lock boxes- Aart and Jason

Following requests from owners to have lock boxes as appropriate it was agreed that they could subject to space be located on the back wall of the security guards security hut. The procedure will be to purchase a lock box (similar to the ones already there) and with the help of Paco (one of the guards) position it on the wall.

Chris & Joni to investigate options on entry control for the entity

a) Improved one piece barrier which is more visible.

b) Legality and options for use of Automatic Number Plate Recognition, ANPR, to discourage outside entries.

- Sagamore Update

- 1) Lagoon Segregation,

This is still in the hands of the lawyers although it appears to be near to a conclusion.

- 2) LEPA (Lagoon Entry Policy Agreement) Draft for 2020

We are still awaiting feedback from Sagamore and Enrique (Chiringuito) on the draft LEPA for 2020. Given the earliest occupancy for sector 2 is now April/May 2020 this season we may still have to accept some outside access, excluding July and August, to continue to make the Chiringuito viable. We have also requested to Sagamore that guest invites are limited each day.

### 3) Storage facility for gardening equipment

This is currently held in Bloque 7 garages and storage units. This is not a long term solution and we are still awaiting Sagamore to provide feedback on our proposal for locating storage containers near the entrance to serve all sectors garden storage.

### 4) Sales update Sector 2

54 apartments have now been sold and licences are anticipated to be completed by April.

### 5) Sector 3

We understand that Sagamore still awaits municipality green light to move forward with this phase.

- Blocks- Electrics, lighting etc – Aart and Jason

Work ongoing to replace failed bulbs with LED's. This will provide a longer life and lower power usage over time.

- Pools and Gardens – Access control and supplier contract tenders for 2020 - Kenneth and Jason

The gardening contract is out for tender and Aart noted that a meeting was scheduled with Clean Team on 28 January after which a tender document would go to them and up to 2 other possible contractors. The 20k works budget used for sanding and seeding next year will focus on 15K for water use reduction by replacing sprinklers with drip feeders and 5K on grass improvement (over-seeding, weed control and fertiliser).

The waterfalls need approx 5k each for works to restore following licence agreement. The top pool will be restored 2020 and following experience gained from this the bottom pool later depending on finances.

- Social Media Communications – Facebook and Website – Chris

Deferred in absence of Chris Armitage.

- AOB                      1) Unauthorised parking in the garages

Following recent issues with owners/renters using the wrong parking spaces in the garages it was agreed that owners could install a barrier in their "owned" position to avoid this issue. Owners who want a parking barrier should use FB Messenger to contact Aart van Os before 20 March indicating both their apartment no. and parking spot no.

## 2) Committee membership for 2020

All current members have agreed to continue and additional members would be desirable. To date David reported that only one additional owner had expressed a willingness to join the committee- this was Tom Flett who was now a permanent resident at Alcazaba and it was agreed that his name should be put forward at the AGM in March

- Date of meetings for 2020

.Sector 1 AGM Friday March 20<sup>th</sup> - 11am, details to be circulated by Comunimas.

Committee meetings will now follow the quarterly financial statements to ensure up to date information is being used.

April/May – to include post AGM plan

July

October

January (2021)

Meeting Closed 4 pm.