

## **Alcazaba Lagoon Sector 1 Committee Meeting February 2021 ( zoom)**

### **Part 1**

February 7<sup>th</sup> 2021 12.00 CET closed 13.00 and planned to reconvene following weekend.

Present – Paul Dragonetti (chair) ,Nicky Mason, Jason Callow, Tom Flett (part} ,Chris Armitage (minutes)

Paul thanked everyone for attending on a Sunday morning. It was noted Tom was trying to connect but seemed to be having technical problems ( eventually overcome).

### **1) LEPA**

Paul was pleased to report a near total vote for option A, the new agreement. to start charging the public for admission to the lagoon, with Sector 1 enjoying 19% of the revenue and strict controls on public numbers via the Lagoon Board. The agreement has now been signed to proceed for this summer and work is intended to be complete in April.

### **2) Lagoon Developments**

Following the LEPA agreement Sagamore are enhancing the lagoon services.

- a) Restaurant ( on the site of the old show flat) . This will be available to the public independent of lagoon access and opening will not be dependent on the lagoon. Customers wishing to use the lagoon can pay to enter, if the numbers allow, through the adjacent entrance. Menu strategy is being discussed but will probably be more formal meals in restaurant with the Chiringuito offering simpler options requiring less time. Request made to check on the planned dress code. NM to follow up.
- b) Lagoon service – possible options being discussed include
  - a bar near beach 3 so the mainly public guests don't have to go to the Chiringuito for them.
  - A waiter service to lagoon beds for drinks etc.
- c) Gym – this will be built under the former show apartment and designs are being developed. It is planned to open this to the public with membership details still being sorted. Intention to engage to secure a preferential rate for owners. - P.D

Paul and Nicki will continue discussions in the Lagoon board and feedback on the outcomes.

### **3) Finance**

The end of year figures are still being finalised but indications are we will finish under budget with savings made in several areas, including water. We will have agreed final

figures to share at the AGM as normal. Work needed on the financial reports to simplify the headings to assist general understanding – CA/Joni

#### **4) Sector 1 Maintenance**

- Waterfalls - Work is currently underway on restoring the waterfall operations at the pools. This is the culmination of a long term project involving operating licence revisions and repair work to the operating systems.
- Grounds- The bridge has now been repaired and re-treated to improve its service life.
- Lighting – the LED upgrade has continued and defective lights are being fixed to restore the nocturnal appeal of the gardens.
- Bloques – Defective roof hatches in several bloques are being repaired. The interior paintwork has been checked and quotes are being obtained for refreshing worn or blistered paint, including the garages. The metalwork painting is also being reviewed.
- Nicki agreed to provide the correct paint code obtained from previous work.

#### **5) Security**

Cameras around the perimeter road are being installed and will be commissioned by end of February. This will add to the security of the development and will have recordings available to the police should follow up be needed.

Entrance gate to the pools will be locked this Summer to prevent public access. Paul is currently sourcing keypad locks for this.

#### **6) Objectives for 2021**

We now have a LEPA which, if it works as intended, will remove a lot of the owners anxiety this summer, as well as providing a useful source of income. We can then focus on enhancing the owner experience and pride in Sector 1 and develop the gardens into one of the finest on the coast. This has to be matched with a strategy to mitigate the cost risks of water for irrigation.