

Alcazaba Lagoon Sector 1 Committee Meeting February 23rd 2021 (zoom)

Part 2

February 23rd 2021 21.00 CET closed 22.20

Present – Paul Dragonetti (chair) ,Nicky Mason, Kholoud Milani, Richard Hobday, Chris Armitage (minutes)

Paul thanked everyone for attending and to Tom Flett in his absence for his contribution to the committee. Tom has now left the committee

1) Updates

- Waterfall work has been completed on the lower pool and is continuing on the upper pool, with some delays caused by the excessive rainfall.
- The lagoon developments are continuing with completion of the restaurant expected by April.
- Security cameras have also been delayed by the weather but the wiring is done and 2 cameras, including the ANPR camera, installed. The Sector 1 installation fee share is being paid quarterly at 300 each time.

2) Sector 1

- Alarm Systems : keys for store rooms are still being collected and work planned for March to check sensors and restore the fire protection .
- Paintwork : All the bloques needs some repair work. Bloques 1 and 10 have been particularly affected by humidity and will be started first. Quotes being obtained.. Dirt washed down from the roofs is the main cause of the stains and cleaning them will be prioritised.
- Metalwork also needs attention and 4,000 Euros to be allocated for touch up work. Bloques 1-3 have already been done. To strip down all the poor sections and repaint would be 15,000 and this was put on hold for cost reasons.
- Water Situation: Total cost last year was kept below 15,000 by the wet weather. This is still our biggest operating cost risk, currently held down by the wet conditions and our “free” supplies via Sagamore.
- Gardens: Jason has had initial discussions for additional plantings around the upper pool to improve the ambience to the levels enjoyed by the lower pool. Costs will be in the region of 11,000 euros. Kholoud expressed an interest in using fruit trees as part of the garden improvements. Overall intention is to preserve and improve the central garden areas, which are such a major positive feature of our Sector.
- Gates to the pool areas will have keypad locks installed to deter unauthorised access when the lagoon customers come back. Installation cost 800+tax.

3) AGM

- Will need to be held as a zoom meeting again. With the restrictions this brings on discussion questions for the AGM will be requested prior to the meeting and answers shared before it to facilitate the management of the meeting.
- Any votes required will also be circulated to enable proxy voting, given the expected inability of many owners to attend.
- Additional agenda points will be requested from owners in March for inclusion. The committee were also asked to suggest relevant agenda points.
- We also need any proposed projects and their estimated cost to be included for votes by owners.
- Exterior changes being requested by owners, such as balcony canopies etc will need to be compiled to enable all owners to vote – this is a Spanish legal requirement. An amnesty was discussed for existing changes but with a clear message there will need to be owner approval in the future to preserve the look of the development.

4) Finance

- The budget for 2021 will be very much based on 2020 with some amendments for projects completed or planned. There will be no significant change in the fees planned, which match the current budget profile well.
- There was a carryover from the 2020 budget, largely caused by low water costs and work carried over and this will be used to catch up on these this year, eg the waterfalls.