

Alcazaba Lagoon Sector 1 Committee Meeting Minutes

December 17, 2019

11.00am

Estepona Golf Club

attendees:

David Fitchett, Aart van Os, Chris Armitage, Jason Callow, Kenneth Mogensen,

Guests: Joni Burnett and Pablo Chenevey (for Sagamore part of meeting)

David opened the meeting at 11.00 by thanking all for coming and Chris for the work on the minutes.

- Approval of last meeting Minutes

Agreed

- Matters Arising

Jason has not been able to open the plan provided for the garden so a different format was requested to enable work on the re-design of the gardens to reduce water use.

Action: Comunimas

- Financial update

Community Expenses 2019 to date and projection, Overdue position and Audit Review– Joni and David

Overall spend for the year is currently slightly over budget, being driven by the dry summer resulting in a high water spend. The final figures for the year will be available by the end of January to fully assess the budget proposal and fees for 2020. The fees collected early January will be based on 2019 figures (as usual).

We have now started legal proceedings on the 4 worst overdue accounts and the sanctions of internet blocking (where they are incorporated in fees) and lagoon

access removal are now in place. It can take 2-3 years to resolve these cases but it was confirmed that the legal costs are the debtors liability. Action: Comunimas

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 agreed if Sagamore has not set up this account by January the lagoon fees will be held in a separate bank account for the sector to ensure it is separated from our own funds.

Joni was asked to transfer the 2019 budgeted reserve of 25k Euros to the Reserve Fund such that we would now have in total 50K Euros for the painting refurbishment planned for every 6-8 years.

A further format change was requested on accounts to show clearly spend v budget figures.

- Lagoon and Entity AGM Minutes – Review Comunimas

Expected these will be published shortly on the web site.

- Entity Update including security and lock boxes

The lock boxes for owners keys at the security office are still being researched for best options. An update will be given at the AGM. Action: Aart and Jason

Unauthorised use of underground parking spaces and options discussed to control, including use of lockable folding posts. Owners will receive a proposal. Action: Aart

Investigation needed of 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.

Action: Chris, Joni

- Sagamore Update (Pablo Chenevey in attendance)

1) Lagoon Segregation,

This is still in the hands of the lawyers and it was agreed Pablo and Comunimas/Sector 1 committee will engage with the respective lawyers to find a path for conclusion. With Sector 2 imminent this needs resolving.

2) LEPA Draft for 2020

An initial draft was tabled and Pablo will now discuss this with his team and Enrique (Chiringuito). Given the earliest occupancy for sector 2 is now April 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 Bloques 7,8,9 garages and storage units. This is not a long term solution and Sagamore agreed to investigate locating storage containers near the entrance to serve garden storage for all sectors combined .

4) Sales update Sector 2 and plans for next phase

51 apartments have now been sold and licence anticipated to be completed by April. There are still landscaping and some modifications for fire regs to be completed. The UK TV programme “A place in the sun” was noted and it was considered that this had given great positive publicity to Alcazaba Lagoon.

5) Chiringuito plans 2020

Currently planned to re-open on April 1st at the same time as the lagoon. There has been some negative feedback on recent food quality which we will need to monitor.

- Blocks - Unapproved building works Apt 104 and path- David

The low wall recently (October) built across the side of the patio on 104 and the blocking in of the bedroom window was discussed . These modifications had not been approved through the AGM process, which needs to agree any external modifications. Whilst aesthetically the changes may be considered satisfactory the Committee were concerned with regard to precedents and following discussion Comunimas agreed to contact the owners to request that the wall is removed the patio re-instated. It was agreed that the owner could request the blocking in of the window to be retrospectively approved at the next AGM. However to improve the privacy of the apartment it was agreed that the community would remove the pavers in the grass (previously laid to serve the sales office) and plant additional shrubs on the perimeter by the pavement after the low wall is removed.

- Blocks- Electrics, lighting etc – Aart and Jason

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

Wooden roof hatches have been a problem leaking and they have now been replaced in bloques 9 and 10 with metal ones. If these prove to be the right solution they will be rolled out on a gradual basis.

Cracks in buildings and possible cause by building works. Difficult to prove but we will monitor on-going condition.

- Pools and Gardens – Access control and supplier contract tenders for 2020 –
Action: Kenneth, Jason, Aart

The gardening contract is currently out for tender and will be reviewed early 2020. 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.

The “private, no entry” signs are now in place and the security guards have now been authorised to check guests using the pool are owners/renters.

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, timing dependent on finances.

- Social Media Communications – Facebook and Website – Chris

Facebook use to be encouraged with more “announcements” and “Events” being used for information. We will also be promoting the use of “recommendations” to share good service, locations etc with other owners.

Webs site structure to be developed to improve the access for information and content added. Most of the current questions on FB could have answers available on the website.

Action : Chris/Comunimas

AOB

1) next development phase

Sector 3 provisionally planned for starting next Summer with usual caveat subject to licenses.

2) committee membership for 2020

All current members have agreed to continue and additional members would be desirable. Any interested individuals should make themselves known to David or Aart.

- Date of meetings for 2020

Next committee meeting Monday Jan 27th 11am Estepona Golf to prepare for AGM.

EGM to precede at 10am, for which Joni will send out notifications.

Sector 1 AGM Friday March 20th - 10am, 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 3 pm.