

While every effort is made to ensure accuracy, no liability is accepted for errors. These notes are for guidance only. The definitive document will be the approved and Notarised “Minutes of the Meeting”.

Notes from the Annual General Meeting of Proprietors – Puerto Marino 1 – Held in the Marina Palace Hotel on 25 April 2009

2008/9 Budget. *The budget was presented and agreed as accurate.*

The list of properties with outstanding fees was read to the meeting. The list of names of those proprietors with outstanding fees would be placed on the Community Notice Board.

Court proceeding will be initiated against proprietors who were in arrears with Fees.

Manzana 9 pool is being repaired and the builder is being sued for the cost of the repairs.

Negotiations are ongoing with Puerto Marino Phase 2, to help cover the cost of repairs to a water pipe and the large water bill which resulted from the leaking pipe. Also to pay a share of the electricity and maintenance costs of the pumps and pressurizing units.

If the budget allows, painting work will be done around Manzana 9 pool.

There was discussion about the cost of General Maintenance. The general Maintenance for pools, gardens and street cleaning is done by a maintenance company at a cost of €1000 per month. The meeting was assured that this was good value for money.

President. Proprietors were asked if there were any nominations for the job of President. There were no nominations and the president said he was prepared to continue in 2009/10.

The President was re- elected.

The Vice presidents agreed to stay on and there was the welcome addition of another volunteer from Manzana 9

Administrator. *The same Administrator was contracted for 2009/10.*

2009/10 Budget. The budget was explained and unanimously agreed. It was important to note that this is only effective if all proprietors paid promptly. In the event that there were non-payers, essential bills would be paid before any other works were done.

Community Fees. *The Community Fee would be 285€ per property*

Direct Debts would be taken on 15 May 2009.

Community Area and Pool Security. There were 2 proposals to increase the security of the Community Area and Pool Security at Manzana 8.

There was lively discussion about the relative merits and costs of the 2 proposals and how the work might affect access to the area.

The meeting decided that Proposal 2 would be adopted.

Work would commence when Community Fees were paid in May

Retrospective Approval of Improvements to Properties. 2 Proprietors had become aware of a need to gain Community approval for work done to their properties. Because the work affected the living space of their houses, and therefore their deeds needed to be amended, they required the approval of the Community.

One property had been improved with an “Under build”, with no visible sign of the work.

The second property had been improved with the addition of ground floor toilet facilities which had minimal impact on the exterior of the property. The original owners had instructed the builder to omit the ground floor facilities.

The meeting approved the works.

Other Business.

The Administrator was asked to investigate the possibility of making the Manzana 6 car park gates tamper proof.

It was agreed that the Graffiti on the walls behind the properties facing the N332, was the responsibility of the Property Owners. The President would contact them separately to discuss a solution to their problem.

The plumber would be instructed to address the problem of leaking showers in Manzana 8 Pool.

Although the Town Hall had decided not to remove the Carob Tree on the protected land near Manzana 6, local proprietors considered it to be in a dangerous condition. The Town Hall would be asked to reconsider removing this 400 year old tree or to certify that it was safe. In the short term, the branches overhanging the road needed to be cut back.

The President was asked to investigate the possibility of providing some method of preventing unwanted circulars appearing in the mail boxes. It was suggested that glazed doors could be installed, as used on other urbanizations. This would be investigated but proprietors need to be aware that proposals that require funding and the vote of the AGM should be put forward prior to the AGM to allow for a feasibility study and costing of the work. It is unlikely that this work could be completed during the current year.

Commercial Properties. A motion was put forward that there should be no more properties converted for commercial use and that no more signs would be permitted. *The vote in favour was unanimous and it would be included in the community’s statutes.*