

Minutes of the Committee Meeting of Manzana 6,7,8,9

Held on 11th November 2009 at 11.05am

Present :- President	-	Geoff Wilson	Manzana 9
Vice Presidents	-	Terry Lacey	Manzana 6
		Rob Moody	Manzana 9
Apologies:-		Maria Caballero	all Spanish residents.

Agenda:

1. Matters arising from the previous meeting on 30th June:

Manzana 8 Pool area, new gates. These and the gate closers and locks have been installed. Notices stating the right of access are required.

2. Complaints about excessive noise from dogs.

Proprietors are reminded about their obligations regarding the ownership of pets on the the urbanization as stated in the rules of the urbanization, amended in April 2007.

Dogs left unattended for long periods and which appear to be uncared for or cause annoyance to neighbors through excessive barking are liable to be removed by the local authority.

3. Summer visitors: Problems with behavior and vandalism.

This summer has witnessed a serious increase in behavioral problems from people on holiday, renting properties and some owners of holiday homes. This has mainly been around the two pools and Manzana 9 pool in particular. There is a general disregard for the rules which are intended to ensure the safe use of the pool. The problems are numerous and have included excessively boisterous behavior which has effectively denied the use of the pool to many other residents, including those with young children. Other problems have included threats and damage to light fittings by footballs. This can not continue to be tolerated. The president will be seeking legal advice from the administrator. The proprietors who are known to be implicated by either involvement or renting of their property will be contacted by letter.

All proprietors who rent their properties are reminded of the conditions of the "Lettings Charter", which, was approved and included in the Rules of the Urbanization in 2007 and of the need to declare their lettings to the relevant tax office.

4. TV. Problems with the communal antenna system: Problems within the bounds of your own property are your responsibility. If you suspect that the problem is with the communal system, check with your neighbors to determine the extent of the problem, before calling either the President, Vice president or the Administrator.

5. Review of unpaid Community fees for the current year and previous years.

For previous years: Since the AGM, 10 outstanding accounts have been paid, leaving 10 unpaid accounts amounting to **5260 euro ..**

For this year, 2009/10: There are 28 unpaid accounts amounting to **7980euro**
Total = **13240 ..**

If we are to maintain the services on our community, it is important that these debts are cleared. For the ten accounts in excess of one year, recovery through the court has already been instigated. All outstanding debtors will be contacted by the president

a reminder and details of any recovery action instigated.

Lists of all outstanding accounts are held by the President and Vice presidents.

If you wish to know if you are listed, please contact them.

6. Any other business:

Manzana 8 Pool: There is a problem with the filter, which is making it difficult to keep the pool clean. The repairs or replacement are subject to costing and funds being available.

Avda Finlandia, Parking: The issue of parking in the lay by's by non residents and commercial vehicles. The advice of the Ayuntamiento will be requested with reference to what restrictions can be placed on parking and the status of the road and parking areas.

The meeting closed at 1 pm

Geoff Wilson. President. Email: president@puertomarino.es
Community website: www.puertomarino.es

If you wish to be placed on the email mailing list, please send a short email to the president, giving your name and house number, i.e. The number on your post box.