

Minutes of the Committee Meeting of Manzana 6,7,8,9 Held on 7th June 2007 at 2.30pm

Present :- President - Geoff Wilson - Manzana 9
Vice Presidents - Terry Lacey and Bernie Hill. Manzana 6
David Watkins. Manzana 8
Apologise - Octavio Martinez Gomez. Manzana 7 and all Spanish residents.
.. Raquel Sanchez Lara Manzana 8

Agenda:

1. To review the draft copy of the minutes of the AGM held on the 28th April 2007 and to plan the progress of the work approved at the meeting.
2. Report on Swimming Pools.

1. Review of AGM minutes:

- a. **Distribution of the minutes of the AGM:** The distribution of the final copy has been delayed to give more time for proprietors with outstanding community fees of two years or more to pay. The minutes will be distributed shortly.
- b. **Outstanding Community Fees of two and three years:** Payments since the AGM have reduced the amount owed by approximately 25%. However; this does not include Community fees of 200euro for 2006/2007 and 360 euro for 2005 to 2007, this total being approx 3,000 euro. The overall deficit stands at approximately 30% of our budget.
- c. **Recovery of outstanding fees:** The Administrator is initiating action to recover the debts of 2 and 3 years in court. Lists have been posted on the Community notice board and a final list is included in the minutes of the AGM as part of the legal process. The Administrator is required to follow up all other outstanding debts as a matter of urgency. The deadline for payment of this years fees is the end of August. Proprietors who have not paid by that time will receive a written notice and request for payment. Proprietors are urged to set up a direct debit and to ensure that there are sufficient funds in their account in Spain to cover the fees and other essential local taxes.
Direct Debit forms are available from your representatives and the Administrator.

d. Work approved at the AGM:

- i. **Manzana 6 car park security. (Additional gates etc to discourage unauthorized access.)**
- ii. **Traffic Calming on Finlandia and internal roads. (Speed humps.)**
- iii. **Manzana 8 Pool Security. (To review and adopt any necessary measures.)**

After a discussion about the outstanding Community fees the meeting concurred that because of our economic situation, none of the above work could be considered at this time. Priority would have to be towards the maintenance of and payment for our existing services. The situation would be kept under review and in the meantime the committee would be looking at the various options with estimates being supplied by the Administrator, hopefully for work to be carried out later in the year.

2. **Report on Swimming Pool.** Both pools are now in use. Extensive retiling has been carried out on the bottom of Manzana 9 pool and new steps have been fitted. It is likely that there will be problems with some tiles coming off the sides of the pool but this should not effect the use of the pool during the summer.

Maintenance contract: It is considered that the present maintenance contract is in need of updating in order to provide a more efficient service. This will be put to the Administrator.

Pool Attendants : Unfortunately, due to the influx of summer visitors, pool attendants are a necessity during July and August if we are to maintain the necessary standards of behaviour and safety. The Administrator has suggested employing attendants from an agency for Manzana 8 pool. He is requested to make further enquiries and provide costs for the service.

The meeting finished at 4pm.

Geoff Wilson President.