

Minutes of the Committee Meeting of Manzana 6,7,8,9
Held on 3rd July 2008 at 10.30am

Present :- President	-	Geoff Wilson	Manzana 9
Vice Presidents	-	Terry Lacey	Manzana 6
		Geoff Slaughter	Manzana 8
		Maria Cabellero	all Spanish residents.

Agenda:

1. Community Fees: Legal recovery of outstanding fees.

The outstanding list of 27 at the AGM has been reduced to 17. Of these, two are from last year and legal recovery is continuing. Some UK resident proprietors have communicated their intention to pay whilst here on holiday during the summer. It has, therefore been decided to delay the start of further legal proceedings until September to give the opportunity for more visiting proprietors to pay during their visits.

2. Gas Pipe laying, Manzana 6, 7, 8: Progress. The work is progressing well and completion is expected during the next week. On completion of the work, which includes making good any damage to roads and kerbs etc, any problems should be reported to your Vice President or the President.

3. TV Digital Community Aerials. It is hoped to have the analogue aerials replaced shortly, once acceptable quotes are agreed. The quote will include remedial work to any property still experiencing poor reception.

4. Children's Play Areas: It has been proposed that the area between the Manzana 6 car park and the pumps / technical block is converted to a play area. At present the area contains a large raised brick planter with two trees. There are also two lampposts. However, due to the high costs of removing the planter and the lampposts and retiling, it is considered that the proposal should be deferred to the vote of the AGM.

5. Concerns about the conversion of residential homes to business premises:

There are now three houses near the roundabout that have been sold to commercial concerns, each having large advertising signs. This is an unacceptable development in our residential urbanization. Advice is to be sought from the Administrator and the Ayuntamiento on what planning permission has been sought, why the urbanization were not consulted in the process and is there anything that can be done in retrospect.. The committee were unanimous in the desire to halt any further developments of this kind. All prospective proprietors should be aware of the requirements of owning property on an urbanization and the Administrator is expected to advise them accordingly.

6. Swimming Pools, General:

Pool Attendants: Manzana 8 pool attendant commenced work on 1st of July. The attendant for Manzana 9 pool will commence work when demand requires it.

Pool Gates: These, including the gates to the Manzana 8 communal area are to be kept closed at all times. This is in the interests of **Security**; to help prevent unauthorised use of the pool and **Safety**; to prevent unsupervised children straying into the pool area.

Unauthorised use of the pools: Proprietors are reminded that they have the authority to politely approach suspected unauthorised users and request them to leave. Please try to avoid being confrontational

6. Manana 9 Pool: Recovery of costs of repairs and further work required:

The pool has a continuing problem of loose tiles. The bottom of the pool was retiled by the builder in 2007. The paddling pool was retiled this year at the communities expense. This year the problem is extensive to the walls of the main pool and total retiling is required. It was agreed by the AGM that recovery of costs and demands for the extensive retiling would be made by legal/ judicial process. The Administrator is requested to prepare this for application to the courts in September.

7. Any other business:

a. Manzana 8 Pool Security:

It was proposed that the gates at either end of the Communal area and the pool gates, should have a more efficient closing system fitted which would ensure that the gate closed properly without banging. **Administrator to advise**

b. Parking Restrictions at the Junction with Avda Finlandia. To prevent parking near to the **STOP** sign at the junction, the kerbstones require painting yellow to indicate this as a no parking area.

Work is planned to have hatched yellow squares painted on the roads at the entrances to Manzana 6 car park and some yellow kerbs painted at points opposite residence entrances to prevent obstructive parking. Additional **One Way** and **No Entry** signs will be fitted.

This work will commence on completion of the gas pipe laying. The additional work required at the entrance junction on Finlandia, will be added to the list.

8. Signs: Keep dogs on a lead and Clean up after your dog. Signs are required for the roads to left and right of the Manzana 8 pool area.

A list of minor repair work has been prepared for the attention of the Administrator. The Administrator is requested to attend to and advise on the requirements of No,s 5, 7 and 8.

The meeting closed at 11.45am

Geoff Wilson

President

**Footnote: Please remember the community website www.puertomarino.es
The presidents email address : president@puertomarino.es**

We are compiling a list of proprietors email addresses so that we can advise about meetings, AGM etc and to contact you about any other issues. Many proprietors have found this to be helpful. If you have not already made contact by email and you wish to be placed on the list, please send me a quick message with your name and house number. (the one on your post-box)