

Minutes of the Committee Meeting of Manzana 6,7,8,9 Held on 24th July 2007 at 3pm

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

Agenda:

- 1. Security of pools and other common areas against intrusion and vandalism.**
- 2. Security of Manzana 6 car park (review options for improvement).**
- 3. Community Fees. Review of outstanding debts of two or more years.**
- 4. Pool Maintenance schedule.**
- 5. Access for contractors to carry out building repairs etc. Neighbours responsibilities.**
- 6. September party. (compulsory, it is in the rules!)**
- 7. Dogs! Excessive noise.**

- 1. Security:** There have lately been instances of residents and people from outside the urbanization using Manzana 8 pool late at night and in the early hours of the morning. The noise has caused disturbance to other residents and on one occasion bottles were thrown and threatening behaviour used. This is clearly an unacceptable situation and it has been necessary to employ a security company to ensure that the pools are cleared by 10pm and to provide general security around the pools and urbanization through the night. The guard is authorised to evict or request police assistance at any time
- 2. Manzana 6 Car Park Security:** Initially proposed at the AGM, we are investigating the options for improvement. Details will be presented to the proprietors with property bordering the car park to ensure that the most acceptable option is adopted.
- 3. Community Fees of two years or more:** There has been some success in contacting proprietors whose debts were listed at the AGM. Letters have been posted in letter boxes in the hope that UK resident proprietors visiting over the summer can pay the arrears and any costs incurred by the court. The administrator has been requested to supply a list of proprietors who still owe for last year 06/07. All proprietors are requested that this years fees are paid by the end of August. The necessary forms for payment to the bank or to arrange direct debit are available from the President or Administrator.
- 4. Pool Maintenance Schedule :** The administrator is requested to provide a maintenance schedule.
- 5. Access for contractors to carry out building repairs:** Recent repair work planned by Costa Urbana has highlighted the problems concerning access to some buildings, particularly flats.
“The Law of Horizontal Property” (Housing Act) Article 9 and 10 stipulates the need to carry out work to ensure that buildings and services are maintained in a safe condition and also permit’s the right of passage through neighbouring properties to allow contractors to carry out such. It is appreciated that this can cause inconvenience. To avoid disputes between neighbours it is important that all parties cooperate and agree to suitable times and reasonable conditions before work is commenced.
- 6. The September Party:** The proposed date is Friday 14th September. Last years party was very successful and was preceded by a short (friendly) meeting of half an hour beforehand to allow you to voice your concerns. Volunteers are required to run the bar and to set up and clear away afterwards. The community will supply the drinks and it is proposed to have a buffet of food provided by yourselves. If you would like to help, please contact Terry or Bernie who are co-ordinating the event.
- 7. Dogs:** Please note Article 10 of the rules of the urbanization regarding the need to ensure that your dog does not cause unnecessary disturbance through persistent barking. Offending dogs can be removed.

The meeting closed at 5pm

Geoff Wilson

President.