

## Minutes of the Committee Meeting of Manzana 6,7,8,9 Held on 5<sup>TH</sup> SEPT 2006 at 7pm

Present :- President - Geoff Wilson -  
Vice Presidents - Bernie Hill. Manzana 6  
Octavio Martinez Gomez. Manzana 7 and all Spanish residents  
David Watkins. Manzana 8  
Apologise: Terry Lacey. David Newman. Gines Anton Peral

### **Agenda:**

1. Outstanding issues from previous meeting :-

- a. **Plants for Manzana 8 community area:** Dave Watkins progressing.
- b. **Planters for Avenida Finlandia:** Waiting approval by the Town Hall. (Administrator)
- c. **Post box Re-numbering:** We have the numbers. To be fitted shortly
- d. **TV Aerials for Spanish Channels:** Enquiries with Telemicro have been non productive. Further enquiries with alternative company may be necessary. Terry Lacey progressing.

2. **Review of access for the disabled:** The kerbs at the entrance to the Manzana 8 Community area are obviously in need of lowering. Quotes will be obtained with a view to having this work completed. If there are any other areas requiring attention, please let us know.

3. **Review of the rules of the Urbanization:** The following are recommendations of changes and inclusions that will be required to be ratified at the AGM, and are the result of observations made throughout the summer.

3a. **Article 6.** Reference to the use of the common services in a way contrary to their normal use. Emphasis to be placed on the use of roads and car parks.

3b. **Article 9.** Activities which may produce noise or disturb neighbours during rest hours. To have specific reference to the use of fireworks.

**The Swimming Pool:** There is contradiction between the Swimming pool rules as listed on the Pool Rules notice board and those listed in the “**Legal Regulations of the Community of Proprietors**” It is intended to simplify the wording of the rules in the regulatory document and possibly have the Pool notice board altered accordingly. Some changes to the written rules will be required.

3c. **Article 21a.** The use of balls in the pool to be allowed as long as the ball is of a soft nature and will not cause injury or disturbance to other pool users.

The Pool attendant will be authorised to exercise his or her judgement.

**Article 21b.** Food in the form of light snacks may be consumed in the pool area. The use of glass containers for drinks is prohibited.

A successful trial of the above has taken place over this summer in Manzana 9 pool, with the co-operation of residents and holiday makers. The waste bin provided has been used and the pool attendant has ensured that the pool area was cleaned and the bin emptied at the end of the day. The intention is to make the rules less draconian and for the pools to become more user friendly.

### **Proposed new rules:**

**Swimming Pool:** Children under the age of ? TBD, must be accompanied by an adult.

Babies must have one to one supervision and must wear swim pants.

**Property Letting:** It is intended to produce a letting agreement for use by all proprietors letting their properties to ensure that tenants are fully aware of the rules of the urbanization and the responsibilities that they have when living on a residential urbanization.

### **4. Any Other Business**

a. **Insurance:** Recently there have been reports in the local English newspapers about Urbanizations having only third party insurance cover for residents. The Administrator is requested to advise on this.

b. **Late night parties and disturbances:** There have been numerous letters of complaint on this subject Most made particular reference to a party that was held in the Manzana 6 car park

on 26<sup>th</sup> August. The car park being not necessarily the the most appropriate venue. Application for parties to be held in public areas are subject to the permission of the proprietors through the committee. The rules of the urbanization will apply in full. The letters also made reference to disturbances throughout August. Complaints after the event, especially where holiday makers are concerned are of little use. Initial complaints should be made by yourselves at the time. Very often a simple request to turn the music down or a reminder of the time will suffice. A more official line can be taken with persistent offenders via your Vice President the committee and Administrator.

- c. Car Park and Pool Security:** There are continuing problems with un-authorized access to these areas. In Manzana 9 car park it has been necessary to have work done to prevent tampering with the lock of the main gate. A further review of the Manzana 6 car park gates is to be carried out. Raising the height of the gates is an expensive but probably necessary option.
- d. Meeting with the Town Hall:** The Administrator has been requested to set up a meeting with the Town Hall to discuss the following:-
  - Avenida Finlandia:** Traffic calming measures. Road markings and right of way on junctions.  
Access for the disabled across the roundabout near Caprabo.  
Permission to place large planters in the Finlandia lay by.
  - Litter Bins:** Possible Removal of the bins.
  - Provision of Green/ Recreational areas.** Still pushing this one, not given up hope yet.
- e. Community Evening:** The evening , preceded by an open meeting is on 23<sup>rd</sup> September. The meeting will commence at 7.30pm, the social evening commencing at about 8pm. The venue is the Manzana 8 community area. Bernie is co-ordinating the arrangements. Any help that you can give him will be very much appreciated. We need a rough idea of how many to cater for, please let your Vice President know if you are attending.

#### **5. Maintenance work Required:**

- a. Street lights not working .** Manzana 8 near the Rustico sign.
  - b. Sewer Manhole cover cracked.** Manzana 8 near No 48.
  - c. Speed Restriction sign, badly placed.(to low)** Manzana 6 near 141
  - d. Graffiti on Water pump building.** Manzana 9 behind swimming pool.
  - e. All fire Hydrants require covers.**
  - f. Manzana 8 community area and pool gates.** All require spring closers fitting.
- The Administrator is requested to attend to the above list.**

- 6. AGM:** The Administrator has been requested to make arrangements for the AGM in early May 2007 if possible.

#### **7. Note of Appreciation:**

Our thanks are extended to the pool attendants, Bernardo, Elena and Sid, for their work over the busy summer period. Often working in trying circumstances and ensuring that we had a comparatively trouble free summer.

The meeting finished at 8.45pm

Geoff Wilson

President