

HRGR Phase Presidents' Meeting held 9 February 2010 @ 4.30pm in Resortalia Office

Present: Margaret Daniels (Chair), Isaac Abad, Colin Archer (Skype), Paul Atherton (Skype), Antonio Escalera, Carole Eteson, Bill Jones (Skype), Debbie De Silva, Maria Jose Ros,

Apologies: Ron Locke, Rickard Thiel,

Outstanding Actions from 7th July 2009

PW	Fountains – Now repaired but need to check fully operational	AE 20 Nov
	Fumigation – PW to share golf course fumigation plans	MJR 10 July
Pools	<ul style="list-style-type: none"> • Missing pool tiles need to be replaced. • Weeds need to be removed on concrete kerb around some pools and sealant repaired. • Dates required for repairs. Pool 7.1 to be repaired this autumn. Project plans to be provided. 	<p>MJR</p> <p>MJR</p> <p>MJR End of Nov</p>

Outstanding Actions from 04 August 2009:-

Polaris Update	<p>Damp Issues – PW will complete agreed works to address damp issues in three months. Will provide regular progress reports.</p> <p>Gardens –</p> <ul style="list-style-type: none"> • Complete all remedial work as agreed • Review completed and outstanding garden work. Further meeting required • Meeting at PW 05/08/09 to discuss gardens situation – MJR will report back by end of week • Community need written evidence that council have accepted public spaces so that community can assume responsibility <p>Lifts – Being checked for water ingress – again.</p> <p>Waste Bins – some bins currently out of action due to water ingress. PW to investigate all bins – again.</p> <p>BJ raised issue of Sports Courts – when will be completed and procedure/cost of usage</p>	<p>Ongoing</p> <p>MJR 6 Aug</p> <p>MJR 13 Nov</p> <p>MJR 31 Aug</p>
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Outstanding Actions from 23 September 2009:-

Pools	<ul style="list-style-type: none"> • Follow up contractual agreed garden repairs with PW. • Arrange for all broken pool lights to be fixed. • 	<p>AE, MD, IA Oct</p> <p>AE 28 Feb</p>
Gardens	<p>There have been many improvements to gardens, but some lawns seem to be getting worse.</p> <ul style="list-style-type: none"> • Agree timescale with CisCompany to replace damaged hedge plants. Re-planting will take place in March 2010 – delayed due to cold weather • Seek quote from pool contractor to make good and treat all pool fences. Re-scheduled March 	<p>AE Feb 2010</p> <p>AE 2 Oct</p>
Health & Safety	<ul style="list-style-type: none"> • PW promised to deliver an emergency plan – Vigilant working on plan - IA to chase 	<p>IA</p> <p>End year</p>

Outstanding Actions from 13 October 2009

PW Update	<ul style="list-style-type: none"> • Contracted work on gardens will be complete by 16 Oct. Not completed. • Requested meeting with Dir. of Construction re town centre – MJR to arrange for Jan 2010 • Polaris Telecom to commence program to connect lifts to emergency telephone. Under investigation 	<p>MJR end Nov</p> <p>MJR end Dec</p> <p>IA end year</p>
Gardens and Pools	<ul style="list-style-type: none"> • Quotations for urgent repairs to pools given to PW – work 	<p>IA Nov</p>

	completed by community	
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Outstanding Actions from 10 November 2009

Polaris World	<ul style="list-style-type: none"> Council Land – PW still have not delivered official handover document – only provisional 	End Nov
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Outstanding Actions from 15 December 2009

PW Update	<ul style="list-style-type: none"> Main Fountain – machinery pit not waterproofed hence pumps cut out when wet. Will be resolved by end year. Community will accept fountain when has worked constantly for 3 days – will sign for on 4th day. Due to be switched on Monday 15 Feb – if continues to work – Community will accept Friday 19 February; did not happen. Pool repairs – need programme of work Lifts – need programme of work for waterproofing. Rec'd prices from PW re telephone lines. Resortalia looking at alternative solutions Waste Bins - need programme of work Meetings – requested meetings with Ambrosio Sempere (Dir Construction) and Sylvain Duval (Dir Golf Course Construction) Community Fees due – will be paid by end of year Irrigation system – repairs due to system – PW to pay? 	<p>MJR end Dec</p> <p>MJR end Dec</p> <p>MJR end Dec IA end Dec</p> <p>MJR end Dec MJR end Dec</p> <p>MJR end Dec MJR end Dec</p>
Contracts	<ul style="list-style-type: none"> Irrigation/water contract – not yet agreed. Have meter readings – still in negotiation with PW – need meeting to talk about it and also the Irrigation Station which is still broken. 	IA Jan 2010

Outstanding Actions from 19th January 2010

Finance	<ul style="list-style-type: none"> Ask qualified electrical engineer to review HRGR energy usage, and recommend how costs can be sensibly reduced. 	IA end Feb
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Note of Meeting of 9 February 2010

Polaris World	<ul style="list-style-type: none"> Fountain – CisCompany commissioning following day – community will accept after 4 days working. This did not happen and fountain still not working! Garden subsidence – PW has the full list and is working on plan. Will give details when to hand Gardens pool 7.4 – area re-turfed so MD believed PW have completed work according to contract dated Feb 2009. However, BJ raised problems in gardens of Estragon 3 and Jengibre 7 – were they in contract? MD to check. MD raised potential problem where PW not prepared the ground so the turf may not grow. Lifts and Bins – no news on programme of work. Need to talk to Carmen Garcia Town Centre/Sports Area – no news on PW intentions or dates for completion. Need to talk to Ambrosio Sempere. MD reminded MJR that we had been asking for a meeting since October. After some frustrations were voiced re lack of progress on long outstanding actions, MJR reminded presidents that she was there as president for the commercial centre and not to answer all questions relating to PW. She will arrange a meeting with Ambrosio Sempere to answer the questions Air Con Terraces - IA showed to MJR photos of the problems with the drains of the aircon terraces and the problems caused, besides photos of broken paths and gas brokerage was showed, asking for solutions or agreements of compensation. 	<p>MJR 10 Feb</p> <p>MJR end Feb</p> <p>MD – 12 Feb</p> <p>IA/MD – end Feb</p> <p>MJR – 12 Feb</p> <p>MJR – 12 Feb</p> <p>MJR – end Feb</p>
Finance	<ul style="list-style-type: none"> The meeting then focussed on preparation for the AGMs – Reconciliation of 2009 and budgets for 2010. 	

	<ul style="list-style-type: none"> • The proposed re-cycled water contract: after much discussion with PW – they have agreed not to charge for watering the Local Authority land for 2009. This has reduced the invoice considerably. The cost of the water is very expensive but at this stage we have no alternative as PW will cut off the water and the gardens/grass will die. BJ raised concerns with a 3 year contract. The contract has a cancellation clause of six months – which we will try to reduce to 3 months. There followed heated debate with AE refusing to agree and not wanting the community to agree with PW. After much discussion, MD could not allow risk of PW cutting off water so proposed that IA be allowed to agree the best contract possible for the community with PW whilst also employing an expert to source cheaper – legal – water. A vote was taken – PA and AE voted against with all the remaining presidents agreeing reluctantly to continue discussions with PW to seek an agreement. • Reserve Fund – we agreed that the reserve fund should be topped up to 20% of last year's budget. This would enable community to see a reduction in 2010 budget. It was felt we are in a crisis year and some owners are struggling – we need to do all we can whilst not reducing services or the quality expected. This move means that the General Community Reserve Fund will only be topped up by approx 27k and the sub-communities reserve fund will not need to be topped up. All agreed. • We must make owners aware that this is a decision for this year only. If buildings are to be repainted, the money must be raised. • AE wanted to cancel the cleaning contract as he had found a cheaper source. Not a cleaning company – two ladies from village. We have a legal contract with cleaners until end 2010. AE said contract was illegal. He was going to cancel for phase 1 because he was the president of phase. It was pointed out that he did not control the sub-communities budgets in phase 1. Contracts were signed by MD as resort president in 2008 in good faith for good of new community as all presidents were newly appointed incl lift maintenance. IA advised we should respect contracts, go to tender and tender with different professional companies and they should not be decided unilaterally who and when by one President for his phase. If contracts were cancelled without fair reason the companies could sue the community – as is currently happening at MM. AE said he would take to AGM – IA stated AGM could not cancel a contract signed by the president. AE wanted the matter to be on the AGM agenda – IA said that any owner or president of building can ask for an item to go onto the agenda of their AGM, similarly any phase president can ask for an item to go onto their phase agenda. 	
AGM	<ul style="list-style-type: none"> • Limit questions to 3 • Strict timetable <p>BJ asked who was standing again for phase president and resort president – CA and DDS are standing down and will not seek re-election, AE will stand for resort. Remainder will seek election to phase. BJ asked if RT would stand for resort – RT in Sweden so intentions unknown.</p>	
Post AGM - Resort President election	<ul style="list-style-type: none"> • To be held at 5pm on Friday 5 March in Resortalia's office • All newly elected phase presidents to attend. 	
	Meeting closed at 20.20	