

Meeting of the Committee of 28 June 2011 - 10:30 am Spanish time

The translation is through Google translator to apologize if something is unclear.

Order of the day:

1. Deal TV update.
2. The debtors of update.
3. Presidents update actions since the last committee meeting including the issues to be discussed.
4. AOB - Next meeting Tuesday, July 26, 2011 at 10 am Spanish time.

TV update Deal

Although the contract has not been signed yet, A2Z began providing 2MB Internet access on June 13, 2011.

Our additional contractual terms are being evaluated by A2Z lawyers and the contract is expected to be signed shortly.

Debtors of update

Unpaid installments as of 06/20/2011: 483,305

Unpaid installments as of 5/20/2011: 521,027

Community expenses, our UK debt collectors, are chasing some 120,000 euros, with 30 cases currently in the court process.

Certificates of enforceability are expected shortly.

Resortalia tell me that they have received many requests from the owners who want to pay outstanding community fees since the new process was launched.

Presidents to update the actions since the last meeting of the committee.

Contracts / Costs

Security

It will soon launch a safety review of the project team, led by me and the Vice Presidents.

Of water

Alternative sources of water for the project team.

Antonio Escalera has set up a project team to consider our options for providing alternative water for irrigation water.

Polaris World claim to own reserve, but we have to obtain a right of use that allows us to contract directly with the desalination plant.

I will offer updates at future meetings.

Electricity Resort use of project equipment

As a result of the Ideas Improvement team discussions, a full review of the use of electricity throughout the complex will be handled by David Bamford.

This is a great project looking at all aspects of the electricity use of street lights from road lights and the power timers used until it could take many months to complete.

As the former Resort President of La Torre, David has already done a great deal of work on reducing electricity costs and is currently working on a scoping document to define the parameters and accept the information and resources needed to complete this review.

I hope to provide initial information for you at the September committee meeting.

Gardens

The main fountain area has had a ring of 1 meter of geraniums planted in a line with palm trees surrounded by 1.5 meters of white gravel.

Initial comments from the owners have been positive.

We have received quotes of around 7,000 euros to put gravel in those areas where the apartments again on the golf course with only a small area on our side of the golf course which is composed of mud and weeds and difficult to walk when it's wet.

The main areas affected are in phases 1, 2 and 3.

We agree to offer this solution to the owners of the affected areas and work is planned for around October / November.

STV MEETING

We met with the head of STV along with the manager of the STV gardening contract to discuss our concerns about the irrigation system, lawn mowing and hedge trimming in some parts of the locality.

After long discussions they have led to some options to consider.

Swimming Pools / Fountains

As I mentioned in the last meeting, the pool company was asked at the beginning of the year to examine the pool mechanisms and it is good to see that the cost of Q2 of spare parts has been reduced from Q1.

When this contract is the time to renew we must take into account a part and contract of work to avoid unknown costs as much as possible.

The expenses of Q2 to date € 7,070

The expenses of Q1 was 12,500 euros,

We need a new meeting with the pool company towards the end of the summer to discuss the operating hours of the pumping systems in the quieter months with a view to reducing the costs of electricity and wear and tear of the parts.

Lifts

Around the complex there are 10 buildings, where flood water inlet of the lift shafts means that they are out of order.

This problem is part of our flaws claim and the advice of our architect and lawyer is that we can not solve the problems until the court appointed the architects have inspected the station.

Due to mobility problems, a number of owners have requested that the lift in their building is in operation during their stay and this involves the maintenance man pumping the elevator shaft, many times a day, with at least one elevator need it, twice a day, and turning the elevator again if it is safe to do so.

Obviously this is a very temporary solution with no guarantee that the lift will run for a period of time as it automatically shuts off once more if the water in the well reaches a certain level.

In addition, it may take up to 2 hours to empty the shaft so that while it is being done the lift does not work.

The man has many maintenance tasks and would be unable to cope with many requests on the same day.

The Committee considered the issue and decided that requests from owners for lifting operation due to health and safety problems, such as mobility problems, should be addressed to the President of the Community and Sub if they feel the circumstances warrant the temporary operation of the elevation that you must contact Resortalia to fix it.

Lift maintenance is a price paid at the sub community level so it was felt that the cost of this additional maintenance should be paid by the relevant sub community.

I must underline that this temporary solution is only used for problems of real mobility of the owners.

All owners must have operating lifts every time they visit, but as the lifting issue is included in the case the defects of our hands are tied other than to try to offer a temporary solution for those owners who really need our help .

Fumigation

I've met the fumigation contractor.

Treatments against mosquitoes:

Treatment has commenced and will be held every 2 weeks from June 9th-9th 29th 2011.

I would really appreciate it if you follow the following recommendations so that the treatment can be carried out safely and efficiently as possible.

- Keep all doors and windows closed 01 a.m.-06 a.m.
- Exercise caution when driving through the complex during the treatment interval.
- The product used for treatment may irritate the eyes and skin, if possible;

Please do not walk through the areas that are being treated.

Fumigation against wasps:

I am testing an option for the treatment of the affected areas and will report to the next Committee meeting.

Palm Trees and Red Weed treatments: STV discussions are ongoing.

Communication

We have 1,055 registered users, as of June 15, 2011.

Team project web redesign

The website will be redesigned in the coming months and I have created website redesign project team that involves John Slater, Millroy John, Paco Moreno and myself.

Many thanks to John Slater for offering the basic plan of analysis, design, construction, testing and going live along with the guidelines in each area.

John has also agreed to create some metal structures for us as a starting point.

Improvement Ideas Project Team

Ron Locke is leading a task force to thoroughly examine the ideas received from the owners and this has already led to the formation of an Electricity Resort Project Use Team as mentioned above.

Projects that have been / are being worked on:

Below is a summary of Ron Locke on the status of projects that have been initiated by the Team Improvement of Ideas.

1. Advertising on the web of the community

We currently have five sponsors on our website. No volunteers have been nominated to take on the role of increasing the number of sponsors. When opportunities arise other organizations will be asked to sponsor us. As this will be an ongoing "Business as usual", work that is now removed from the list being examined by the Improvement Team.

CLOSED

2. Wind / solar energy for public lighting.

This will probably be covered by the electricity project, but I am trying, through Roberto Saez, to see what potential costs could be. COURSE

3. Sink our irrigation water well

Antonio Escalera is going to run a project to look at all our water supply needs and what this project is no longer going to work for this team. CLOSED

4. Bowling Green in Frame Council Phase 2

The board is not likely to allow it, or fund this. I'll try to talk to the local bowling club, Bowls Country, to see if there are opportunities there. COURSE

10. Fishing on the lake

The following are the main problems identified with allowing people to fish in the lakes:

We do not own the lakes or the means to access them

They are part of the golf course and there is a risk for people fishing to be hit by the ball, although we recognize that this risk would not be relevant if fishing is done outside of our golf.

Snakes have been observed in the place and by the lakes there is an abundant food source to attract, especially the frogs. Spain has several types of poisonous snakes.

The areas of the lakes are breeding ground for various species of birds, and their source of insect feed.

Birds can get trapped in the discarded line and hooks.

These are not natural lakes and fishing hooks can damage the lake liner.

Manage the use that depend on volunteers, which are scarce.

We decided that there were many difficulties to overcome and therefore have decided not to continue this matter. CLOSED

11. Establish our own insurance agency to receive the commission for booking insurance through the website

We have contacted an insurance company that is interested in exploring this idea with us. Meeting with Liberty Seguros and the proposal received. Another company is interested and we have told our requirements. COURSE

UPDATE: We now have three offers to consider.

13. Webcam.

Although as a group we have not had a chance to see in this we still believe that one of the reasons that people want is to take into account the weather conditions. We will put a link on the community website for the local weather forecast. I have spoken to the person who raised this issue and understand that no progress was made with the use of community money. He believes there may be enough interest for people to contribute to one's cost. A major obstacle could be the privacy laws that govern the use of Webcams in Spain. I have asked Isaac for information regarding this. COURSE

14. Rainwater storage systems

A Spanish gentleman spoke very knowledgably about this issue at the General Meeting. We are trying to identify in order to talk to him to get his ideas. This will be addressed by the alternative water irrigation project, led by Antonio Escalera. CLOSED

Security

The following two projects on the list are related to security:

15. Automobile scrap stickers since these are now public roads

Almost no one is showing the cards on your panel. It's hard to see why every time they were introduced in the first place. It is never a good idea to carry it out with a bad idea, so I suggest you drop this requirement. Agreed

16. Have the safe use of the part golf buggies of the time.

The whole security issue will be dealt with by the committee so these two projects will be removed from the list of things that are considered by this team. CLOSED

Electricity supply

The following three jobs were on the list, all related to the electricity supply:

19. Switch turn off street lights at dawn and turn on when the sun goes down.

This is being done. Sometimes, timers go wrong and lose synchronization with our requirements. It is important that when the owners of this notice they report to Resortalia immediately. CLOSED

20. Resortalia have changed the resort to night electric tariff therefore a savings of 20% of costs.

Moving to another new rate this week that will reduce costs by 17.5% more. At the end of the year, opportunities for further tariff reductions will be reviewed. CLOSED

21. Switch all of the pool lights after 7pm and disconnects completely in the low season.

This is being done. As with projects above 19 times timers go wrong and lose synchronization with our requirements. It is important that when the owners of this notice they report to Resortalia immediately.

There is much more work to be done to understand the electricity grid to all areas, the breakdown of electricity costs, and our future needs, so we have decided that all the paper in a single large-scale project for do this job. It will be directed by David Bamford. David has done a lot of work in this area.

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I will also be helping David wherever he thinks he might be useful, since I will be on site for September and October, when much of the work will begin. Since it is an important technical piece of David's work will be to try to identify others with skills and knowledge in this field who can, and would, be willing to cooperate. Serious work on it will be when David is next on site in September, but in the meantime he will document the scope of work and identifying what preparatory work and data collection can be started now.

CLOSED

23. Planting more of the small sources within the complex

This is already being investigated by the commission so it will be removed from the work of this team. CLOSED

24. Have a General Meeting of Shareholders thus reducing next year's costs
Not only will next year's General Meeting of Shareholders, which will be on March 12, 2012.

There are still some obstacles to overcome to have a single General Meeting of Shareholders, but will be treated by the committee and have withdrawn from the work of this team. CLOSED

25. Re of course of Administration.

This will be handled by the committee by the end of the year. Will be removed from the work of this team. CLOSED

Bus trips.

On June 9 I sent you an email presidents Subcommunity requesting that you forward them to my email to the owners, replies and check back to me by June 17th.

As of June 19 I had 23 responses and from which the number of people interested in taking a bus tour there are approximately 70 that used the service, obviously, visiting at different times.

Also on June 9 I posted in the forum safe asking to use the bus trips and received responses from 12 people say 17 more than the use of the service.

Some of them may be duplicated in the responses of the Presidents of the Subcommittee.

There is a declared insufficient interest to arrange bus tours in particular in the General Community would have to pay for the trip and then rely on the sale of tickets to cover the cost for travel is likely to cost us money to run.

Having corresponded with Rosa Coaches Tours and Davids it is clear that they need more than 40 people to make worthwhile coach tours, and as less than 100 people have expressed their interest in taking a bus tour it is unlikely that 40 they will be in place at the same time and wish to have the same excursion.

A realistic option for owners is 4you Murcia which is advertised in the local merchant section of our website and helps to sponsor website redesign costs.

It has fixed a fixed price for the excursions of 6 to 8 people and will take into account the excursions for groups as small as 4 people, although the prices per person will be greater. The great selling point of this company is that it will provide the tour you can order, pick up and drop off the locality at times you request.

Resort Meetings

I have a meeting organized with the Vice Presidents of the Tower to analyze the results of the detailed Security Review before embarking on our opinion.

With one of them a former chief of police in the UK and one of them a former Army major who had been involved in security matters I think it will be useful to take their advice together with our own committee before taking out conclusions.