



Resortalia

Community Administration

MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF HACIENDA RIQUELME HELD 30th MAY 2017 AT RESORTALIA OFFICE

The meeting started at 10:00 am with the attendance of the following members of the Board:

ATTENDEES:

Name	Post
Gordon Hutchinson	Resort President
Wendy Walker	Phase 1 President
Mike Portlock (Skype)	Phase 2 President
Rod Howarth (Skype)	Phase 4 President
Ron Locke	Phase 5A President
Vivian Church	Phase 5B President
Margaret Daniels	Phase 7 President
Isaac Abad	Resortalia
Alberto Gómez	Resortalia
Pepa Pérez	Resortalia

AGENDA:

- 1. Minutes of previous meeting.**
- 2. Security – New contract.**
- 3. Discharge of the Salty water – EMUASA.**
- 4. Finance.**
- 5. Debtors.**
- 6. 10th Anniversary.**
- 7. Maintenance Project.**
- 8. Gardening.**
- 9. Irrigation.**
- 10. GNK – Buggy Store.**
- 11. Phase 7 – Slope.**
- 12. Planning Permissions.**
- 13. Pool rules.**
- 14. Any other business.**



15. Date of next meeting.

DISCUSSIONS AND AGREEMENTS TAKEN

1. Minutes of previous meeting:

It was informed that David Bamford has resigned as Phase 6 President as he has recently sold his property at HR. The Board wanted to thank him for all the help he has given to the Community throughout the years he has been the Phase 6 President. Resortalia also thanked him for his work and help.

PW Insolvency Proceeding: In relation to this matter, Resortalia pointed out that all debts and credits of the EUCC and the General Community have been communicated, in compliance with the Insolvency Proceeding Law, to the Judicial Administrators (PwC). In a preliminary Report, all the figures and debts have been recognized in the same terms that they were communicated. Even more, the debt after the Insolvency Proceeding has been recognized as preferential, which is potentially good news for the Community. The possibility of getting money will depend on the financial situation of PW. It's expected, in 2-3 weeks, to receive the full and official Report.

2. Security – New contract:

John Frizell attended the meeting at this point. A report produced by Mike Portlock and John Frizell was sent to the Board prior to the meeting explaining the different options for the new Security Contract.

A long discussion took place in order to decide which of the 2 options below was the most adequate for the Resort and the owners:

- **Option 1:** Keep the security service as it is at the moment.
 - o 1 security man at the gate 24 hours.
 - o 1 security man patrolling 24 hours.
 - o 1 security man patrolling 8 hours from 22:00 to 6:00.
- **Option 2:** Install the thermal cameras and remove the extra guard patrolling at night from 22:00 to 6:00.



Gordon Hutchinson informed the Board that he had a meeting with Vigilant the week before. There was a new payment proposal related to the installation of the thermal cameras and the new contract. It spread the payments over 18 months, instead of 12, and reduced the cost by approximately €2,000.

This meant we would pay:

- 40% of the installation of the thermal cameras when the contract is signed.
- 60% split into 18 monthly payments, starting once the installation is finished and the new system is working (It would take about 2 months to install the cameras).

The cameras installed at the moment are 10 years old and they have many breakages which are attended by the security company and are covered by our maintenance contract. It is important to take into account that the community would have to invest in a new system in the near future.

The voting on the 2 different options took place. Below is how the Board voted:

- Gordon Hutchinson: Option 2
- Wendy Walker: Option 1
- Mike Portlock: Option 1
- Rod Howarth: Option 2
- Ron Locke: Option 2
- Vivian Church: Option 2
- Margaret Daniels: Option 1

The decision made was not based on the Cuotas but on the individual's vote, as these sorts of decisions do not have to be made at an AGM, where the Cuota voting is required.

Therefore, it was agreed to go ahead with option 2 (installation of the thermal cameras and removal of the extra guard patrolling at night from 22:00 to 6:00. The reduction of the guard would not take place until the cameras are working. Nobody at Vigilant would lose their job as a result of this change).

The second option also involves the renewal of the current contract with Vigilant for the following 4 years, both for the security staff and for the maintenance of the security system.

ACTION: Resortalia to produce the contract based on the decision taken.



WHEN: Within the following 2 weeks.

ACTION: The Resort President to produce a separate communication to be sent to all the owners explaining this change.

WHEN: Early June.

3. Discharge of the Salty water - EMUASA

The architect Alvaro Lorente attended the meeting at this point. The report produced by Resortalia was discussed and the questions from the Board Members were answered. Below you can find a summary of the actions to be taken:

a) Inside of the buildings affected:

It consists of digging a hole to create a pit close to the lift shafts affected. The pit would be deeper than the lift shaft in order to collect all the excess water from the water table. There would also be a pump connected to a pipe hanging from the garage ceiling to carry the water from the pit to the outside of the building (back side, facing the Golf Course). The cost of these works was provided to the BP's of the buildings affected and is included as part of the initial building defects repairs project.

b) From the building to the drainage of the Golf Course:

Once the water is outside of the buildings it is necessary for an infrastructure to take the water to the drainage system of the Golf Course. This would go along the grass and gardens of the General Community area. The estimated cost to do this would be around 30.000 €.

c) From the drainage of the Golf Course to one of the Lake of the Golf Course:

Once the water is in the drainage of the Golf Course, it will go to a main sewage pipe that goes all along the Golf Course and ends close to the Storm Tank at the bottom of Phase 6.

It will be necessary:

- To build a reinforced concrete manhole to connect the 2 existing pipes. It would be done close to the Storm Tank (white house at the bottom of phase 6). The pipe



which it would be connected to takes the water directly to one of the lakes of the Golf Course.

The works as described above (not including the necessary electrical connection) would cost between 25.000 € and 30.000 € + VAT. The cost for the electricity connection has not been provided yet.

Following a long discussion about the necessary actions to avoid the water with high salt levels going into the main sewage system, and the costs, the following decisions were taken:

ACTION: Negotiate with the architect on his offer in order to get a discount.

WHEN: Waiting for the architect to come back to us.

ACTION: The architect fee for the third part of the works (**point c. above**) will be paid by the General Community.

ACTION: The Board unanimously agreed that 50% of the costs for the actions in **points b. and c.** will be paid by the General Community. The other 50% would have to be paid by the Sub-communities in Phase 1 affected by the salty water ingress.

ACTION: A meeting for the Building Presidents affected in Phase 1 will be called in order to provide them with further details and try to answer any questions they may have.

WHEN: Within June 2017.

4. Finance:

- a. General Community - Reconciliation 2017 Budget as of 30-04-2017: This information is attached to the minutes of the meeting. There were no questions about it as all the expenditure is in line with the budget.
- b. EUCC - Reconciliation 2017 Budget as of 30-04-2017: This information is attached to the minutes of the meeting. There were no questions about it as all the expenditure is in line with the budget.

5. Debtors:



Gordon Hutchinson informed that the Bank owner of the Golf Course had paid the outstanding fees for the EUCC this same morning. It amounts to 14.918,10 € which covers 2015, 2016 and the first half of 2017.

Before they paid their fees, there was an issue with the Golf Course Staff as they were using the litter bins to put some of their rubbish into. As the rubbish collection and street cleaning is part of the EUCC fees, now that they have paid them, they can make use of the litter bins and also the underground rubbish containers.

There was an update from Gordon Hutchinson and Wendy Walker about the debt situation and the progress on different claims.

6. 10th Anniversary:

The Party Plan Summary produced by Margaret Daniels was discussed. All the Board Members were happy with the approach and the proposal.

ACTION: It was considered necessary to create a Sub-committee in order to help Margaret with all the arrangements and the several meetings with people.

WHEN: As soon as Margaret needs some help, she will contact people.

ACTION: The Board to produce a communication to be sent to all the owners looking for sponsors and volunteers.

WHEN: As soon as possible.

ACTION: The Board to produce a communication to be sent to the main suppliers in order to ask for sponsors.

WHEN: As soon as possible.

ACTION: Resortalia will submit a request to the Town Hall of Murcia in order to be able to use the Local Authority Land where the party will take place.

WHEN: Early June.

7. Maintenance Project:



- a. **Building Painting:** There have been a few meetings in order to try to find how to do the painting cheaper, using alternative solutions. The renegotiation with the architect and the 2 constructors that did the trial on the 4 first buildings are in progress.

ACTION: It is agreed by unanimity of the Board to keep the architect Alvaro Lorente for the next 16 buildings.

ACTION: Rod Howarth will provide further details for the next Board Meeting.

WHEN: By the 7th July 2017.

- b. **Path lights:** There is an owner that would like to help with the path lights project. It is planned to replace 407 units and the works should be done prior to the summer. The trial of 10 new lights has been in place for about 2 months and seems to demonstrate that the lights would be a good replacement.

8. Gardening:

- a. **Atlántico 23, Ground Floor B.** It was unanimously agreed to instruct STV to cut the hedge of this property and keep it on the same level to the others, which is not higher than the sill around the building façade.
- b. **Adriático 24, Ground Floor A.** It was unanimously agreed to instruct STV to cut the hedge of this property and keep it on the same level to the others which is not higher than the sill around the building façade.
- c. **EGM to discuss trees removal:** It was agreed that the EGM for the tree removal requests will be held the 7th July 2017.

9. Irrigation:

- a. Readings as of 31-05-2017. *Attached to the Minutes you can find the following documents:*
 - i. *The daily meter readings updated as of 31-5-2017.*
 - ii. *The water usage comparison as of 31-05-2017.*
 - iii. *The costs of the irrigation water 2016 vs 2017 updated as of 31-05-2017.*



10. GNK – Buggy Store.

Resortalia has been in touch with the manager of GNK (Enrique Herrero). As per the information provided it is not necessary to have any kind of permits from the Town Hall as this is not a fixed installation. They are removable modules so they are complying with the requirements. Also, it is installed on private land. It seems that GNK is fitting this kind of structure due to the fire that happened at El Valle, resulting in their buggy store being destroyed together with 40 buggies.

It was mentioned that it looks nice; however, there are people with apartments facing it who do not like the installation. Some believe that it is an eyesore.

ACTION: Ron Locke is going to consult the owners from the buildings close to the structure in order to find out what their opinion is about this. Further actions will be decided following the reply from the owners affected.

WHEN: Since the meeting Ron has consulted the owners and the consensus was that the structure was better than the tent and they are happy for it to go ahead.

11. Phase 7 – Slope:

There is a big concern about the slope in Phase 7. It has been an ongoing problem for several years. After an exchange of opinions, it was decided to look for a Civil Engineer in order to study the situation and set up the specifications for the best solution.

ACTION: Resortalia to look for at least 4 different Civil Engineers in order to do a tender process to appoint one.

WHEN: Within June 2017.

12. Planning Permissions.

- a. **Adriático 12, 3A.** The request to lower the terrace wall in order to install a glass windscreen was denied. The owner will be contacted in order to inform him that he is allowed to install the windscreen; however, he has no authorization to lower the wall. He can remove the grill.



13. Pool rules:

The proposal for the pool rules produced by Nigel Timmis, President of Cilantro 8, was reviewed and discussed.

ACTION: The pool signs with the rules will be moved to the entrance of each pool so that the owners can see it as they approach the pool. As there are some pools with more than 1 gate, there will be signs for every entrance.

WHEN: Within June.

ACTION: The Board to produce a communication related to the pool rules to be sent out to the owners.

WHEN: Within June.

14. Any other business:

- a. **Paint for the benches:** It was agreed that the General Community is going to buy the product and materials to treat the wooden benches on the General Community areas for the volunteers who wish to treat them. It is very important to know that any works done by volunteers are at their own risk. The Community is not responsible and would not be liable for any accident that may happen during this activity.
- b. **Party at Atl 20, Ground floor B.** The tenant in this apartment has requested permission to have a birthday party on the property on Tuesday 27th June from 15:00 to 18:00. There will be around 25 people and a music band. The Board agreed that the owner of the property, and also the Building President, must be contacted in order to give their authorization. The Board will take a decision once they know the opinion of the other 2 parties involved.

15. Date of next meeting:

Friday 7th July 2017 at 10:00am Spanish time.

The meeting finished at 13:15 pm.