**Minutes from a Committee Meeting, held on Wednesday, May 4th at 14.00 hrs in The Madhouse, Tiro Pichon**

Present - Gordon Slaven, (Chair, Minutes) Louise Richardson, Victor Cid, (Administrator), Trevor Clay, Dawn Lynn, Catriona Molloy, Stefan Schmidt, Dave Thomson, Valerie Woof

Apologies - Michael Maxey, Neil McDougall, Thomas Hedberg,

The Meeting started with Gordon welcoming everyone and giving an overview on the reason for holding Committee Meetings and what he hoped to achieve this year.

* A review of the Minutes of the last Committee Meeting, previously sent to all present. This was covered in brief as many of the points had been closed and others would be carried forward and re-introduced as required with the new Committee.

This was covered in brief with an acknowledgment that there would be a fresh start for the new Committee.

The rest of the Meeting was discussions on the list of ‘objectives’ for the Committee that had been previously circulated. These were, in part, decisions from the Annual General Meeting and issues it was felt should be covered.

* Recovery of overdue fees from Debtors with significant monies owed,

Victor was asked for information on how he managed this with other Communities. It was explained that there are various options depending on the individual Owner and the amount of debt. It was agreed that, when he had all the information required from the previous Administration, each case would be considered and a decision made for each one on the best way to recover the debt.

* Access to the small pool for “less agile Owners and guests”

This item from the AGM had been amended at the Meeting to be carried forward to a future AGM or EGM when information about budgets

Ideas and approximate costing will be obtained to allow for a decision at a future AGM or EGM.

* Consideration of how to increase Community Fees for renters fairly,

There was a discussion on this sensitive subject. Victor reminded the Meeting that the decision at the AGM was to add 20% to the Fees of any Owner who rents their property. That is what we are now obliged to do. It was agreed that, as a first step, all Owners would be contacted to ask if their property is rented out. Depending on the response other ways of establishing this would be taken up. It was clarified that this only applies to short term rents on a commercial basis. Victor thought that it might be possible to check for licences held by addresses in Verdemar III and he would look into this.

* How best to get Owners with houses that are not the required standard to improve on this.

As part of an email to all Owners there will be a reminder of the requirement to maintain properties to the expected standard. Following this, on Lou’s suggestion, a group of Committee members will review the whole Community and individual emails can be sent, with pictures, asking the Owner to attend to the matter. Lou has a template that has been previously used.

* How to manage the penalty for late payers.

The Meeting was reminded that the wording of the proposal was changed at the AGM and it now is the case that any Owner who has not paid Fees within 3 months of the date due will have 10% added to the outstanding amount. It was agreed that if we are made aware of individuals who are having financial problems then arrangements to help can be considered.

* Tackle the issue of the land between the Fountains and Big Pool.

Victor will contact the relevant Department in the Ayuntamiento to ask for a meeting with someone in authority. It is considered that if we are agreeing to tend to an area that they should be, the response might be favourable. The ideal outcome would be for the Council to get the Area cleared before we take over. The cost of reinstating this area is likely to be substantial.

Also:

* Investigating adjustments for less able people to allow access to Pools etc.

This is something the Committee will cover this year as our Community facilities, in this regard, are seriously lacking. Victor explained that there are Organisations / Companies that will carry a review and deliver a report. This would be a first step to establish the scale of the task and potential costs. Discussions continued about which areas could be adapted.

* Monitoring electricity and water costs to effectively manage the Budget.

Gordon explained that it was appropriate that we are aware of the cost of operating the various equipment around the Community, especially given recent cost increases. The pools will account for the majority of this and there is nothing that can be done about these, however the stream, fountains and cascade can be managed to ensure we do not exceed budgets. Mike Maxey has volunteered to work on this.

* Looking into whether anything can be done in the Big Pool area to allow access for sunbathing with no lifeguard present and also, potentially reducing the Lifeguard requirement longer term.

Gordon explained that he has had many comments asking why it was not allowed to sunbathe unless a Lifeguard was on duty. Suggestions were made that could be investigated further. Stefan had thought about extending the tiles surrounding the pool to overlap the edges, thereby reducing the surface area. Dawn asked why we don’t have sun-beds in the small pool area and it was explained that because of the grass these would have to moved regularly to enable the grass to be cut.

* Providing information to Owners, especially new ones, about the Spanish legal requirements of Owners, and our Community rules and expectations.

Victor, as a matter of course, sends all new Owners, copied to the President, information about Fees, the Community, and advice regarding not carrying out any work on their new property without first asking for advice. It was agreed that this is an improvement on previous practices where there was no notice available, either for new owners, or the President / Committee. Gordon will liaise with Victor to check if we would want anything added to this communication.

* Irrigation

Prices have been obtained for some renewal of irrigation pipes but there was a lot more required. Val and Dawn have been reviewing the current condition of the gardens in general and are continuing to do so. Dave has been a point of contact for the Garden Company and tried to monitor attendance and work, a nearly impossible task due to the area involved, and he agreed that he would be happy to Val and Dawn take this over.

* Website

The recent problem with the website has been resolved but there was agreement that the existing site was out of date and should be upgraded. Lou, who has experience in this, volunteered to try to download items of interest from the existing site in order that those thought worthwhile could be added to a new one.

* Any other business

It has been suggested that the new Committee should ‘introduce’ themselves to the Community. The agreed way of doing this was to allow each member to specify what information they are happy to share, picture, address, personal email, telephone or nothing. Gordon will email members individually for their response.

Bins – The reason for a recent issue whereby the waste container on Calle Ruperto Chapi was discussed. It was considered that an Owner who had sold the property had dumped all unwanted materials. This coincided with a busy time on the Community and Easter Holidays. The containers are emptied every night except Saturday. There was a discussion about displaying the Ayuntamiento notices that we had printed and agreement that these should be put on the containers.

Lou pointed out that the parking area opposite the mailboxes on Calle Ruperto Chapi is in very poor condition with serious holes that could easily damage a car. As it is a matter for the Ayuntamiento, Gordon will photograph the area and send to the ‘Residentes’ email address.

The next Meeting will be arranged for a mutually agreeable date and time in June.

There being no further business the Meeting was closed at 15.40 hrs.