**Minutes for Verdemar 3 Community Committee Meeting**

**at Community Solutions Office, Avda. de las Adelfas 12, Local 1, Orihuela Costa**

**Wednesday 29th November, 1pm**

**PRESENT:** Louise Richardson (President and Minutes); Dawn Lynn; Valerie Wooff; Jenny Fairclough; Liz Egan; Victor Cid (Administrator)

**APOLOGIES:** Neil McDougall

**MINUTES OF PREVIOUS MEETING:**

**Sun Loungers for Small Pool:**  Two extra sun loungers have been moved from the large pool to the small pool. There are now six in total. The two moved from the large pool will be replaced with new ones in the spring.

**Bridge over Stream:** The north section of the bridge has been replaced. The other section will be replaced early next year. Most of the materials have already been purchased for this.

**Small Fountain:** The small fountain adjacent to Plot 6 is still causing problems. There is still a significant amount of water leaking and the pump has to be running constantly which has caused noise complaints from some adjacent properties at night. Given that one unsuccessful repair was paid for in the last financial year costing over €1,000, the only solution would be a complete rebuild which would cost a considerable amount of money. Therefore, the committee are suggesting that it is decommissioned and planted with shrubs/plants instead. JF and LE have spoken to many of the adjacent neighbours who are in agreement with this. The committee plan to carry this work out in the spring. Any owners objecting to this are invited to write to the President.

**Action: VW to provide costings for this work**

**FINANCIAL UPDATE:**

**Debtors:** The debtors list has increased slightly since the last meeting, however, many are owners who have missed one payment for one reason or another. LR reported that she has written to these owners and has had a positive response in collecting the arrears.

There are now two large debts to address, House 152 and 330. LR reported that she has emailed House 152 twice and not received a response. LR will write to the address in Ireland that we have for the owner and if no response is received, we will consider using the debt collection agency. VC has checked with the Land Registry regarding House 330 and it appears the property is registered under the original builders “VillaMartin Real Estate”. VC is in contact with this company and will investigate this further.

**Action: LR to chase up outstanding debtors**

**Action: VC to investigate House 330 ownership**

**Money taken by previous administrator:** Mediterraneo have co-operated in providing copies of the missing invoices. Community Solutions have looked at the information provided and the committee are happy that the payments that were made were genuine.

**Budget 2024:** LR will discuss this with Dominik at Community Solutions in the New Year and prepare a budget for the AGM.

**WORK IN PROGRESS**

**Painting of Communal Areas:** This work is ongoing with good progress being made and positive feedback from owners.

**Cascade in Large Pool:** LR reported that she has spoken with Atlantir and the cascade is now working. It will just need to be programmed when the pool opens. It now needs the cracks repairing and painting.

**Action: LR and DL to ascertain whether they can paint it themselves or whether we need to get a quote to have it done**

**Signs:** There are several signs in the pool areas and around the urbanisation which need replacing as they have sun damage or are out of date.

**Action: DL to investigate this and produce a list of what is required with sizes**

**Stream Cleaning:** LR reported that this is planned for February. DL and LR have spoken to previous committee members to ascertain how this is done. Several helpers will be required to carry this out.

**Action: LR to ask for volunteers via the website and Facebook page**

**Animal Fountain:** LR reported that although the animals were painted earlier in the year, the actual structures are going rotten. LR asked the committee to consider whether they should be repaired or replaced with something new.

**Path Cleaning:** Some of the community paths are in a bad state and require power washing as they could become dangerous.

**Action: VW to investigate companies that can carry this out or whether we can buy a machine to do the work ourselves**

**Safety Barriers:** JF and LE have identified points in the urbanisation where handrails/safety barriers may be required, particularly on some of the steeper sections on the far side of the stream. The committee agreed that we would keep the barriers “rustic” so they are in keeping with the area. This work will commence once the pine trees have been pruned.

**Action: JF/LE to investigate materials needed and costings for this work**

**GARDENS**

**Abandoned area between fountain and Large Pool:** VC reported that he has established a new contact with the council, who speaks very good English and has arranged an onsite meeting with him. The council are very happy about our proposal to maintain the area because they are willing to give away everything they can as they cannot cope with all the work they have.

**Action: VC to keep us updated on progress**

**Pine Trees at far side of stream:** LR reported that they had received a quote from MJ Gardening to prune the pine trees at the far side of the stream, firstly to raise the canopy level to give light to nearby houses and secondly to remove any dangerous branches which may fall if not attended to. The committee agreed that this work should go ahead. LR reported that the provisional date to do this work is 16th and 17th January 2024.

**Action: LR to contact MJ Gardening to confirm work and to inform owners that there may be some noise and dust during the work**

**Action: VW to ascertain the best route to remove the rubbish and which paths need to be closed off during the work for safety reasons**

**HOUSE PAINTING AND PATHWAYS UPDATE**

DL reported that the “debtors” style list which lists which properties need painting, appears to be having a positive effect on work being carried, out as owners do not want their names to appear on it. DL is updating this regularly and it is published on the website. LR reported that she has started to send letters to the properties who are on the list.

DL and LR reported that they had done a site visit to Verdemar 1 and 2 where communal painting is currently being carried out by one of the companies that we got a quote from. They reported that they were not totally happy with how the work was being carried out and some of the properties were left very untidy. DL and LR also observed a company that carry out the “pressure washing” before painting method and the concerns that had been raised by some of the owners at the AGM were verifiable, as the waste was simply washed away and a lot of mess was left. Because of this, the committee agreed that for now the communal painting would not be pursued.

**SOLAR PANEL INSTALLATION**

LR reported that they now have a third quote from Tu Bano for installation of solar panels. They carried out a visual inspection of the community areas, checking of the meter locations and finding the best position for solar panel installation. Their proposal is to install 15 panels on an iron structure in the large pool along the top of the wall by the road. These will connect to the nearest meter cupboard by the pool gate. This will provide electricity for the running of the large pool and animal fountain.

A second structure would then be installed in the small pool which would compromise of a pergola with 14 solar panels. These panels will be connected to the meter cupboard at the bottom of the stream by running a cable at the rear of properties 371 to 374 under the path. This will provide electric for the running of the small pool and stream.

These two structures in the large and small pool would also provide some shade in these areas.

LR reported that she still has a few questions to ask before putting forward a proposal for the AGM.

**AGM 2024**

The committee discussed three proposals to put forward for the AGM 2024:

1. Palm Trees: All owners with a private palm tree to pay €20 per quarter extra and all palm trees (communal and private) to be cut together (2 cuts per year).

2. Under build development: To reword the criteria passed in the 2022 AGM regarding development of under builds requiring the owner to notify the President of the details of the works and approximate dates of work to allow neighbours to be notified of any potential noise and disruption. Any window must get permission.

3. Garden Fences: To provide clearer guidelines to the criteria passed in the 2022 AGM regarding garden walls and fences.

**Action: VC to send email to all owners requesting any proposals for the AGM by 31st December**

**ANY OTHER BUSINESS**

JF raised the subject of the change of location of the waste and recycling bins on Calle Manuel de Falla from the Fortuna 3 side of the road to the Verdemar 3 side of the road. JF reported that this was causing a dangerous blind spot for cars pulling out of Calle Pablo Sarasate.

**Action: JF to take photos and propose a new location**