



Admiburgos

Administración de fincas y comunidades



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COLEGIADO EN ALICANTE N.º 1.090

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COLEGIADO EN MURCIA N.º 439

MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE URBAN CONSERVATION ENTITY OF CONDADO DE ALHAMA

ATTENDEES:

NEIL SIMPSON	PRESIDENT, URBAN ENTITY
ALAN BURGE	PRESIDENT, NARANJOS 2, LEVEL 2
FEDERICO MESA	PRESIDENT, JARDINES 2, LEVEL 2
ENRIQUE HERRERO	GNK DESARROLLOS
ANTONIO JOSE CAJA	URBAN PLANNING COUNCILLOR FROM THE TOWN HALL
JOSE ALFONSO TORAL	LOCAL POLICE CHIEF, ALHAMA
DULCE COBOS	REPRESENTATIVE, SAREB PLOT
ANTONIO CASTRILLO	ADMIBURGOS
ADRIAN ZITTELLI	ADMIBURGOS
Via SKYPE	
MARIA VANESA ZAPATA	VICE PRESIDENT, JARDINES 2, LEVEL 2
IAN WHYTE	PRESIDENT, NARANJOS 1, LEVEL 2
JOSE ANGEL ESCRIG (Pres. Jardín 8)	Represented by EUGENIA MATEO

The abovementioned, having been duly called, gathered in second summons in the meeting room at the Admiburgos office in Condado de Alhama de Murcia at 16:00 hours on 14th November 2017, under the following:

AGENDA

- 1. Financial situation on 30th September 2017.**
- 2. Debtors.**
- 3. Measures for saving on irrigation water, inner ring project. (STV)**
- 4. Security measures – (Collaboration with local police)**
- 5. Failure to respond in writing to the letters sent to the Council.**
- 6. Security problems caused by Council works**

The meeting began with the Presidents and Vice Presidents present and represented as shown in the table, whose participation share in the Urban Entity is 66.046 per cent.

Before starting the meeting, the Secretary-Administrator explained that he had received representation from the Level 3 President José Angel Escrig, President of Jardín 8, for Eugenia Mateo to act on his behalf. Due to her non-delegate Associate status, she has the right to speak, but according to the current statutes of the Urban Entity, she has no right to vote. Eugenia was therefore welcomed to the meeting.

1. Financial situation on 30th September 2017.

The Administrator presented the accounts as of 30th September 2017. Antonio Castrillo took the floor to indicate the following:

- 1) We are still considering various ways of presenting the accounts, but with regard to the Urban Entity, it was important to present this summary, which was attached to the summons, in order to be able to assess the overall financial situation. At the same time, a breakdown of debtors in the Urban Entity was presented.
- 2) It was explained that the main problem of debt occurs with the Level 2 debt, particularly in Naranjos 2, given that Polaris World still maintains many properties in its name there. Neil proposed making savings measures in future budgets in order to try to compensate for this deficit; he also indicated that the contracts signed during the last 5 years are not suitable for the Community and are being looked at. There will be an attempt to renegotiate these contracts, to the extent that this is possible.
- 3) Regarding the debt, this will be settled on 31st December, and once it has been approved in a General Meeting, it will be passed to the Council for enforced recovery. Meanwhile, a claim will be started for the debt belonging to the members of the Urban Entity, together with the publication of these minutes.
- 4) It was requested that the audit of the 2016 accounts should be carried out.
- 5) Neil said that at the moment, it was necessary to start applying savings measures in the Urban Entity. He presented a proposal to replace bulbs for street lights with L.E.D. models; their application will be looked at.

2. Debtors.

Enrique Herrero took the floor and asked if the debt had been claimed for the bankruptcy of Polaris World. It was confirmed that it had; the representatives of the Community attended the Court in August in order to appear in the proceedings.

It was asked if the ownership of the plots in the Entity has been updated. It was agreed to request registration notes for all the plots in order to update the owners.

Neil commented on the possibility of trying to insure the entry gates to the complex, currently the property of Polaris World, for the Entity in any of the open disputes.

Enrique confirmed that the ownership of the car park on the Al-Kasar belongs to Sareb, and is managed by La Haya.

3. Measures for saving on irrigation water, inner ring project. (STV)

Neil Simpson stated that other resorts have been applying measures for saving on irrigation water for years, not only to reduce its cost, but also ensure its maintenance due to the growing restrictions on water in the Region. He stated that in the time since the Resort has been functioning, no large contributions have been received from the Council, and he considers that this is a good opportunity, given that these measures would benefit all parties. He asked what way the Council could contribute to this project, if it were at least possible with their planning. The councillor replied that the Council does not have a landscaping department, it contracts everything outside, but he asked for it to be recorded that this Administration has collaborated more than any other up to now. The President thanked the Councillor for the support given recently, and said that the intention of the Entity was to continue collaborating actively with the Council.

The idea developed by STV for reducing grass areas in order to save on irrigation water was then explained, in order to decide whether this is acceptable. Once this is decided, negotiations will go ahead with STV in order to seek ways of meeting its cost. It was explained that the cost of the whole project depends on a detailed study of all the areas, which will take quite a while to prepare. For the time being, it was agreed to study in detail the actions required to change the inner ring and to obtain costs and methods of financing from STV.

Regarding the possible project to obtain a pipeline which is the sole property of the Entity for the supply of irrigation water from the desalination plant, it was explained that via a contact provided by the Mayor of Alhama, Diego Conesa, a meeting had taken place with an agricultural company interested in obtaining a supply point from the same origin, and whose trajectory matches, to a large extent, with that required to install our own pipeline. The point of connection and the feasibility of the project have been checked, and approval has been obtained from the owner of the land through which the works would have to be carried out.

On this, Enrique Herrero confirmed that, as well as the pipeline from the connection point with the desalination plant, which is currently the property of Sareb, it needs to be taken into account that the pipes that transfer the water from the WWTP and the rain ponds (ceded to the Council) are also the property of Sareb, which requires a detailed study with the Council and possibly with Sareb before being able to give the green light to this project.

Regarding the situation with the lake on La Isla and the problem with the border, the councillor confirmed that there was still no news; they will continue to study this with the technicians from the Council in order to try and reach a solution.

4. Security measures (Collaboration with local police)

Neil explained the security problems that had occurred this summer, and the need to agree on concerted action between the security staff and the Local Police.

The recently appointed Head of Police, José Alfonso Toral, undertook to improve the police service and its presence in the Community, especially for the next summer.

It was explained that in addition, the measures from the security sub-committee are awaiting confirmation from the Council.

It was agreed to organise a meeting between the parties in order to coordinate action protocols.

5. Failure to respond in writing to the letters sent to the Council.

The Administrator clarified that this item referred specifically to the instance presented regarding security measures, which has still not received a response. We need to know what the Council requires in order for these letters to receive a more prompt response.

In addition, Eugenia commented that the Association of Residents has registered multiple instances which have still not received a response. The Councillor stated that he preferred these issues to be dealt with in meetings so that they could be resolved more quickly. The administrator explained that in certain cases, it is necessary to receive a written response in order to support the actions to be taken.

6. Security problems caused by Council works.

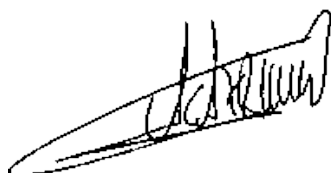
The President reported that the works have generated security problems in the Complex, in breaking the fence and not closing it sufficiently at night. The required action has been taken, but the scope of the works and any possible repercussions should be planned and communicated before their implementation.

On the other hand, there are still problems in the application of accident prevention measures. The Councillor said that those responsible for the works should be contacted via the municipal architect.

AOB.

- a) Al-Kasar: La Haya will be consulted on how to implement greater security, and how to streamline procedures with their current managers, due to problems such as cleaning and lack of lighting at night. Enrique offered to speak to Sareb regarding this.
- b) Green area next to La Isla: The Councillor presented the plans, together with the planned implementation which will be completed within a few weeks. A meeting will be organised with the municipal technician in order to comment on completion of the works and the management of this area.
- c) The President suggested improving the financial contribution from the Council in order to carry out more activities of interest to both parties. The Councillor reported that a written proposal should be presented via an instance, for him to study.

There being no further business, the meeting was adjourned at 18.35 hours, whose content I bear witness to and sign as Secretary-Administrator.



SIGNED: SECRETARY-ADMINISTRATOR



APPROVAL OF THE PRESIDENT