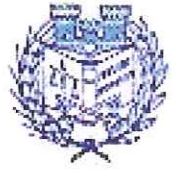


# Admiburgos

Administración de fincas y comunidades



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

### ATTENDEES:

NEIL SIMPSON	PRESIDENT URBAN ENTITY
ALAN BURGE	PRESIDENT NARANJOS 2, LEVEL 2
FEDERICO MESA SUAREZ	PRESIDENT JARDINES 2, LEVEL 2
ENRIQUE HERRERO	GNK DESARROLLOS
ANTONIO JOSE CAJA	URBAN PLANNING COUNCILLOR FROM THE TOWN HALL
ANTONIO CASTRILLO	ADMIBURGOS
ADRIAN ZITTELLI	ADMIBURGOS
Via SKYPE	
MARIA VANESA ZAPATA	VICE PRESIDENT JARDINES 2, LEVEL 2
IAN WHYTE	PRESIDENT NARANJOS 1, LEVEL 2
MARK AMBRIDGE	VICE PRESIDENT NARANJOS 2, LEVEL 2
Jose Angel Escrig (Presid.Jardín 8)	Represented by EUGENIA MATEO

The abovementioned, having gathered in the Meeting Room at the Admiburgos office in Condado de Alhama de Murcia at 16:00 hours on 30th August 2017, met in second summons, under the following:

### AGENDA

1. Water (Reduction – Pipes – Supply).
2. Security – (Collaboration with Local Police).
3. Additional funding for next year (Fiestas – Children’s activities – Bus).
4. Financial situation.
5. Situation regarding works in progress and awaiting implementation.
6. Garden areas on the outer ring. Landscaping measures.

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

Before starting the meeting, the Secretary-Administrator explained that he had received representation from Level 3 President José Angel Escrig, President of Jardín 8, for Ms. Eugenia Mateo to act in his name. Due to her non-delegate Associate status, she has the right to speak but not to vote, according to the current Statutes of the Urban Entity. Eugenia was therefore duly welcomed to the meeting.

### **1. Water (Reduction – Pipes – Supply).**

The President Neil Simpson took the floor to indicate the following:

- 1) It is absolutely essential to take measures in the short to medium term to reduce our consumption of water. This involves modifications to the outer ring and changing the current grass for a type of landscaping which uses less water.

**The Council, via Mr. Caja, expressed its agreement with this measure and its determination to help with the modification project.**

The President asked the Council to involve municipal technicians in the project to lower costs and to use municipal gardeners for these areas.

An area of some 2512 m<sup>2</sup> in an outer corner of the outer ring has been assessed by STV, and the quote amounts to €28,000 + VAT.

A basic plan will be requested from STV for the implementation of water-saving measures at the general Resort level.

A formula for implementing measures will be looked at, whether this is by tender or viable alternatives which allow a period of 3 years for modifying part of the outer ring.

There will be a double saving; on the one hand, in the corresponding reduction in water use, and on the other hand, in the reduction in maintenance for these areas.

- 2) Both the Urban Entity and GNK have the same problem in that they rely on SAREB pipes in order have access to water. Both pay a significant fee to SAREB for the use of these pipes.

Mr. Enrique Herrero stated that right now, there is a problem in that they have already been informed of the precarious situation regarding the administrative water concession in that there could be a permanent cut to the water supply at any time. He explained that when the desalination plants were created, the administrative concessions for the use of the desalinated water should have been regulated. This was not done at the time and inadequate agreements have persisted, which are currently in question and which could lead to a significant institutional collapse. For this reason, they have received a letter with a significant sanction.

Even so, alternative methods of solving this problem will be examined, such as:

**a) That the Polaris guarantees pay for new water supply pipes.**

The Urban Planning Councillor Mr. Caja explained that they have examined this possibility but they do not regard it as viable because these pipes were considered in Sector 2, which has not been built, and the guarantees would not provide for them.

Carlos and David, members of the Council, looked at all the alternatives to be included in the guarantees and this one was not considered.

He also added that in the sale of Sector 2 land where this possible new pipe would have to pass, the Council has already provided for right of way.

Despite these statements, the Administration considers that this is an initiative which needs to be looked at more closely from a legal point of view, and we should not rule this out.

- b) **Examine the possible purchase by both interested Entities of the required pipes directly from SAREB.** It is important to be aware of the exact pipe network owned by SAREB.
  
- 3) Currently, water supply reaches us directly from the EDAR (water treatment plant), and according to the present agreement, it goes to the Community of Condado on 3 days and to the Golf Course on 4 days. The Administrator has held discussions to enable collaboration between both parties so that if necessary, they do not need to be strict in upholding the agreement in the event of real necessity on both sides.

## **2. Security – (Collaboration with Local Police).**

Neil Simpson, the President of the Community, took the floor to explain that the constituent parts of the Urban Entity do not pay the Resort's Private Insurance, but they do however benefit from it, for which reason we are looking at **transferring a percentage of the Insurance allocation to the Entity's Budget, which is estimated at 20%.**

On the other hand, a meeting with the Councillor responsible for Security is of the utmost importance in order to finalise measures of control and support from the Local Police regarding Security measures in the Resort, as it was established in the last meeting at the Town Hall that the Local Police have the power to intervene inside Condado de Alhama in any circumstances, and in particular to control the closing times of businesses on Al Kassar, whose Licences and opening hours depend directly on the municipal Council.

Antonio Caja explained that the Councillor had not been able to come to the meeting and that in a few weeks there would be a new councillor responsible for policing, in order to improve this collaboration.

It was established that **in November there will be a meeting with the parties involved to set out an action plan for 2018**, and that the Local Police presence should be more regulated and visible in our Resort.

## **3. Additional Funding for next year (Fiestas – Children's activities – Bus).**

Neil Simpson stated that his intention is that all the subsidies provided by the Council for these 3 activities will be directly managed by the Residents' Association, which will be responsible for these funds. The Association will negotiate these leisure activities with the Council for the benefit of the residents of Condado de Alhama. The funds will continue to be transferred via the Urban Entity.

**This initiative was submitted to consideration by those present and was UNANIMOUSLY approved.**

#### **4. Financial situation.**

The Administrator delivered the accounts as of 31 July de 2017. The accounts are still awaiting checks in order to have a definite idea of the actual situation, especially bearing in mind that we are in the middle of a quarter for which some expenses are obviously missing, but whose income has already been accounted for.

On 30th September, and after an in-depth study of debtors, we will know the actual financial situation of the Urban Entity.

Those present were requested that if anyone has details for those not present, such as email addresses, telephone numbers, etc.... they should give these to the Administration.

#### **5. Situation regarding works in progress and awaiting implementation.**

The Councillor explained that the person in charge of the works had not been able to come to the meeting, and that the works which came to a halt over the summer would shortly be resumed. When asked about responsibility for the lack of safety measures under which some employees are apparently working, the Councillor explained that responsibility for any accident falls to the contracted company, which should have a health and safety plan.

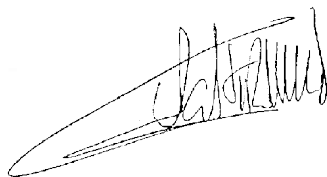
#### **6. Garden areas on the outer ring. Landscaping measures.**

This item was dealt with in the first item on the agenda.

#### **Finally, 2 issues were raised:**

- a) To speak to the drivers who park their trailers in the outside car park and ask them to park in areas which are less problematic for the Community. The person from the Council who is responsible for this indicated that the Council is not able to prohibit this type of parking. That if, as has been pointed out on occasions, they leave animals locked inside every night, Seprona or even the local Police can then be called.
- b) The next meeting will take place on 14th November 2017 at 16:00 hours. Members were requested to send items to be added to the agenda to the President as soon as possible.

There being no further business, the meeting was adjourned at 16.35 hours, whose content I bear witness to as Secretary-Administrator.



SIGNED: SECRETARY-ADMINISTRATOR



APPROVAL OF THE PRESIDENT