

Debtors' committee

- Update of debtor protocol with flowchart.
- The flowchart is being translated into English, in order to add it to the updated debtor protocol.
- 2.- Update of the debtors' report received by presidents.
 - New columns and colour codes have been added to the debtors' report, with the idea of having better control of debt.
- 3.- Anti-debt measures.
 - Different measures continue to be evaluated in order to avoid delays in the payment of debts.
- 4.- Implementation of information on debt status in the owner's private area.
 - It is intended to inform the owner of his debt when he accesses his private area on the community website.
- 5.- Bank card payment.
 - It is intended to enable the possibility of telephone payment, so that debtors pay the debt when they are informed by telephone.

Fiestas committee

The committee is looking for more owners interested in joining the fiestas committee, in order to collaborate in everything relating to the fiestas.

We are mainly working on obtaining our own budget, which will allow us to organise activities and endow them with a prize or gift for participants or winners.

- The committee has around 500€, coming mainly from the increase in internet speed, for some owners.
- The committee is seeking support and a subsidy from the Urban Entity as a source for promoting coexistence between residents on the resort and residents of Alhama.
- It promotes the holding of activities and seeks active collaboration in order to carry out the different projects that can be developed during the year.
- It will propose, to the board of presidents, the creation of a fiestas schedule, where a "Condado day" will be set, and in which the organisation of activities will be promoted, encouraging coexistence, friendship and collaboration between all visitors and residents on Condado.

The fiestas committee is planning to renew its members, seeking proactivity, selfless collaboration, and availability, with the aim of developing future projects.

It is planned to hold a meeting as a result of informing owners and increasing the number of members.

Aesthetics and internal rules committee

- New aesthetic modifications allowed.
- Agreement to take measures against unauthorised aesthetic modifications.
- Modifications to the aesthetics document to include New communities and minor updates agreed by the aesthetics committee and presidents.
- Review of site rules document and consideration of any community or legal action that can be taken against nuisance dog owners.

Security committee

- Video surveillance in pool areas.
- Review of visitors protocol

Painting and voids committee

- Proposal for painting programme and maintenance of pergolas.
- Proposal for voids programme.

Gardening committee

- Tree replacement proposals.

Parking working group

After several months collecting information, incidents and suggestions from owners, the following conclusions have been drawn:

- The private parking areas are the ones presenting most problems.
- These parking spaces are identified by the property number.
- As they are open-air parking spaces, more regulations need to be established in the following sections:

Identification of property

As this is a private area, as an inseparable annexe associated with the property and identified in the purchase deeds, this area must be properly identified by the community.

Its physical location needs to be correct and match the documentation before the community authorises any modification or use.

Use of CCTV

The recording of images by security cameras (CCTV) must be authorised.

The community lawyer and administrator have already been consulted. No progress.

Internal rules

The unauthorised use of private parking spaces creates unnecessary problems for owners.

It is considered necessary to establish warnings or sanctions in order to correct the problem.

Coordination between the security committee and the internal rules committee, in order to discuss this problem, could resolve it.

Aesthetic norms

The community aesthetics protocol does not include aesthetics in private parking spaces.

It is necessary to address the inclusion of aesthetic modifications in these areas. Examples:

- Clamps for parking (some parking spaces are using these).
- Electric car chargers (there are already spaces with electric chargers).
- Pergolas/enclosures. Owners are demanding pergolas and/or enclosures in their parking spaces.

Apart from this, we have solar pergolas, which could be used in parking spaces, properties or community areas.

In reference to solar panels, their community advantages and their approval for private use in private properties or parking spaces, a spreadsheet is attached relating to prices and options for the installation of solar panels on the roof of the main Condado gate.

The community installation of solar panels would signify great progress for Condado, as it would reduce energy expenses and allow us to better evaluate their advantages and disadvantages for community and/or private use.

It is proposed to create a committee in order to carry out a study of this proposal and to continue moving forward with this item.