



# ADMIBURGOS

Administración de Comunidades de Propietarios y Resort  
Community and Resort Administrators



## MINUTES OF THE WORKING MEETING OF PRESIDENTS OF THE COMMUNITY OF LA ISLA DEL CONDADO GOLF RESORT BELONGING TO CONDADO DE ALHAMA PROPERTY COMPLEX, HELD ON 23rd JULY 2020

The Level 3 Presidents and Vice Presidents of La Isla del Condado Golf Resort met by Microsoft Teams videoconference in Alhama de Murcia at 16:00 hours on 23rd July 2020, duly summoned and under the following

### AGENDA

1. Minutes of last meeting
2. Apologies
3. Level 2 President's report
4. Finance
5. Painting, voids and planters
6. Cleaning
7. Roof terrace protocol
8. Debtors
9. Committees
10. Alternatives to the fiesta
11. AOB

### ATTENDEES:

NAME	POST	PRESENT
KEVIN BEECHER	PRESIDENT BLOCK 1	PRESENT
CHRISTOPHER KING	VICE PRESIDENT BLOCK 3	PRESENT
GERRY NORTHFOLD	PRESIDENT BLOCK 3	PRESENT
MARIE PENDLEBURY	PRESIDENT BLOCK 4	PRESENT
LISBETH PENTELIUS	PRESIDENT BLOCK 2 AND VICE PRESIDENT BLOCK 4	PRESENT
PETER SALTER	PRESIDENT BLOCK 8	PRESENT
ANDY WATKISS	PRESIDENT BLOCK 9	PRESENT
JENNIFER JAMIESON	PRESIDENT BLOCK 10	PRESENT
IRENE CURTIS	PRESIDENT BLOCK 11	PRESENT
MATTHEW BELCHER	PRESIDENT BLOCK 7	PRESENT
DELENE ALOUANE	PRESIDENT BLOCK 5	PRESENT
MICHAEL WEBB	PRESIDENT BLOCK 6	PRESENT

### **1. Minutes of last meeting**

No comments.

### **2. Apologies**

Debbie Holt.

### **3. Level 2 President's report**

Andy Watkiss started his report with the aesthetics update. The aesthetic letters are going to be sent to the owners who have made modifications to their property which does not comply with the aesthetics rules in Condado. All agreed with sending the letters.

The fibre installation is currently being carried out. There have been some owners who have had internet problems after getting fibre installed in their apartments, but this has been resolved quickly.

As for the municipal park, the Town Hall have had the report for a long time now. Admiburgos explained that the reply has been received. It is being translated and an update will be given to the board.

Regarding the trees protocol, Andy Watkiss explained that the destructive trees are still to be removed, but the Town Hall has now asked for a technical report on this. As soon as he gets any news on this, he will update the board.

In terms of security, they have now started to do foot patrols, which seems to work fine, especially when it comes to pool issues, such as people entering the pool after 11:00 pm, using inflatables, etc. There have been some issues with some residents' behaviour, such as not wearing face masks, but overall, the feedback received has been positive. In any case, Grupo Control will be asked to pay attention and deal with these issues in an effective way.

The landscaping works in the outer ring are being checked in order to confirm that these comply with the standards. For now, it seems to be a good job. Andy Watkiss thanked all who sent him pictures of these works.

There have been more issues with Aliseda not paying the community fees. This will be properly addressed at debtors' item. As for Polaris' debt, Admiburgos explained that the properties on La Isla are going to be transferred soon to new owners. Initially, the proposal given was to just accept the payment of the last year's debt, but we refused it and insisted on the 3 year and the current year which has now been agreed. We will now recover 20-30% more of the debt as the discount has not been applied to the outstanding fees.

The issue about the land between Blocks 6 and 7 is also raised. This land was initially supposed to be a third pool. Admiburgos commented that information on this has been requested to the bankruptcy administrator.

#### **4. Finance**

Chris King explained that, compared to 2019, we are in a good financial situation, apart from debtors. Even with the Covid-19 situation ongoing, the accounts have not been affected by this and they seem to be fine. However, there are some things included in the budget which are not going to be applied this year as it is sensible not to spend money unless it is essential as we not out of this pandemic yet, such as the purchase of the parasols.

The situation will be looked into once the corresponding Polaris' debt has been recovered.

#### **5. Painting, voids and planters**

Andy Watkiss explained that the voids are now finished, although it is necessary to put a membrane on the internal ironwork because of oxidation. The major work of the voids has finished and it is a good job, finished on time.

As for the painting, the works are up to date despite the disruption caused by the lockdown. Currently, they are not painting because of the extreme heat, so they will be restarting in September.

The side planters were emptied, new gargoyles were put and also a deeper layer of concrete was applied and a water protective membrane. It will not be possible for STV to put new plants until September-October. The front planters under the building will be filled in with polysterene.

Andy Watkiss also raised an issue regarding the staircases. When it rains, the water leaks through them and this causes problems in the car parks as well. The staircases need to be properly restored. This is being worked on along with Admiburgos to come up with options for November's meeting. He also raised an issue with the roofs with leaks and at some point in the future we will have to come up with a solution. He is working with an owner who is an expert in this field and will report on this at a later meeting.

#### **6. Cleaning**

Complaints regarding the standard of the cleaning have been received. Two years ago, it was decided not to set a schedule for the cleaner, as he was experienced at his job and liked to work to his own schedule, but there have been recent complaints, such as a block which had not been cleaned for over 10 weeks. Although this happened because the lift was not working, even after its repair, the problem persisted. Andy Watkiss asked the presidents for feedback on cleaning, and negative opinions were received.

There are now 2 cleaners during the summer. It was commented that we could set a schedule for the cleaner to improve this issue. It was stressed that the cleaning has always been on a high standard, but this has decreased now. Gerry Northfold added that the roof terraces are not being cleaned, at least in Block 3. Andy Watkiss replied that he is checking this with Admiburgos.

#### **7. Roof terrace protocol**

New padlocks and codes were put because of robberies, damage, and other issues that happened in the roof terraces. It was decided that the code could only be given to owners.

If a contractor needs access to the roof terrace, either the owner or Security would have to accompany them.

As for tenants, if they need to hang up the clothes after washing, they can put them in the balcony on airers that are not higher than the balcony wall. The aesthetics are not affected by this, and there are many residents who do not use the line from the roof terrace. However, it must be taken into account that we cannot control if the owner decides to give the code to the tenant. All agreed to only giving the code to owners and no one else. Andy Watkiss will be sending a newsletter with this information. Only Admiburgos will issue the code to owners and will keep a record of all owners that have been given it.

## **8. Debtors**

Andy Watkiss explained that Aliseda is not currently paying so they are starting to accumulate debt again. However, this is being addressed by the legal department so that they do not reach the AGM with a high debt, even if they pay after it.

There are 2 new people on payment plans which are actually paying; another 2 who pay randomly, and another 2 who have already finished paying so their payment plans have ended.

There are 4 new debtors. Sometimes this happens because owners have to go to their banks and renew their bank accounts. If it is not done, the bank account freezes and payments are rejected. The owners are notified and when they realised this has happened, they usually pay the outstanding.

Legal measures will be taken against the rest of the debtors whose debt cannot be recovered.

Gerry Northfold raised a question regarding a debtor from the debtors' report of Block 3, as she did a payment recently but a debt still appears in the report. This will be investigated with Admiburgos legal department.

## **9. Committees**

Andy Watkiss commented that some presidents have joined some committees, but there are others where there is no representation from the board, so he asked if there was someone interested in joining any other committee. Kevin Beecher accepted to join the website committee; Lisbeth Pentelius wanted to join life cycle committee; and Gerry Northfold asked to join aesthetics committee. He asked if it is necessary to be on site to be a member of a committee, to which Andy Watkiss replied that the meetings work fine by Microsoft Teams. Andy Watkiss thanked the will of those who asked to join a committee.

## **10. Alternatives to the fiesta**

Due to the current situation, the fiesta cannot be held. Andy Watkiss proposed to use the line item of the budget initially aimed to the fiesta, for improving the children's play area instead. Admiburgos have already looked into this and they are waiting for the quote. The idea would be to put a furniture with stairs and slide. This proposal was made by an owner. There were no objections to this. Also, Andy Watkiss asked that, if anyone comes up with more proposals, they can raise them in the next meeting.

## 11. AOB

- Matthew Belcher presented a proposal for the plants which were going to be replaced on the south side of La Isla because they are dying. Instead of doing this, he proposed to use decorative gravel and small rocks, similar to the ground planters. This would save costs for water consumption and reduction on the necessity of maintenance. The costs can be investigated. Another option could be to put gravel above the soil. In any case, Matthew Belcher said that this will need more investigation to be able to reach a conclusion.
- Jenny Jamieson commented a problem with the cats on La Isla, which are more frequent recently. Andy Watkiss explained that we currently have 4 cats registered for La Isla, but he will be looking into this in depth.
- Lisbeth Pentelius asked for an update on the dogs from Block 1. Andy Watkiss replied that they are probably gone, as we would have received complaints in this time of the year, but we have not. However, he will check it in September when he is on site.
- Gerry Northfold commented that the birds' excrements are a problem as they are not properly cleaned and also they appear again in a short while. Andy Watkiss explained that there is a possibility which is being studied and consists of a cleaning machine with high pressure water, which will allow the cleaners to remove the birds' excrements in a more efficient way. If this option goes ahead, it could be included in the budget.
- Michael Webb asked about the dead fish in the lake. Andy Watkiss replied that it is a matter of population, so if there are too many, some of them will die because of lack of oxygen. We also discussed whether some fish could be removed. Andy replied that he had asked about this last year and an expert on environmental issues had advised him that if we did that the population would increase very quickly. He was also advised that the population of fish would stop increasing once the capacity had been reached that could sustain life in the lake as they would stop breeding.

There being no further business, the meeting was adjourned at 18:16 hours, whose content I bear witness to and sign, with the approval of the president.

SIGNED: SECRETARY-ADMINISTRATOR

APPROVAL OF THE PRESIDENT