



## **UPDATE ON THE MATTERS ARISING FROM** **PREVIOUS COMMITTEE MEETINGS**

### **1. Phase 1 lift & Garage Flooding – Point included in the minutes of the Committee Meeting from 19-2-15**

**ACTION:** Repair faulty meter in 7.2

**BY WHEN:** **Update Feb 2015:** The technician from EMUASA comes on Wednesday 11<sup>th</sup> February and replaces the faulty meter with a new one.

**ACTION:** Alvaro Lorente to check the fire hydrants in phases 1, 7 & 2 in those buildings with water problems and the closest ones.

**BY WHEN:** **Update Feb 2015:** EMUASA came on Thursday 19<sup>th</sup> February and repaired the faulty valve in Atlántico 44-46. Next one will be the issue outside Atlántico 42. There is not a date yet for the repair.

**Phase 1:** The Architect, Álvaro Lorente, has requested IRM to investigate whether there could be some leaks from the golf course water supplies or lakes, causing the floods in the garages or lifts in Phase 1. Mariano Sánchez from IRM will provide the architect with any details he finds.

If the source of the water cannot be found, then the only alternative would be to take actions to waterproof the affected buildings. This may not be a cheap solution but would work.

**Phase 2:** Alvaro has got the authorization to take a water sample from the lakes in Phase 2 in order to compare it with water in the 3 buildings affected by flooding. The services of a lab has been arranged to take the samples and do the analysis.

**ACTION:** to do the water test, taking water samples from the 3 buildings most affected by the water infiltration and from the closest lake to these 3 buildings.

**BY WHEN:** The water samples will be taken on Tuesday 17<sup>th</sup> February. It will take a few days (3-4) to get the results. Álvaro may have some feedback the w/c 23<sup>rd</sup> February.



**Phase 7:** There were 3 water leaks detected:

**Atlántico 42:** leakage found close to the fire system manhole.

**Atlántico 50:** leakage found close to the fire system manhole.

**Update Jan 2015:** In both cases waiting for the cost to start digging and locate the broken pipe. If it is a broken pipe, then the repair of the pipe could be claimed to the insurance company, but first and as there are not water damages, the breakage need to be located. **Update Feb 2015:** The company which detected the water leaks came and marked the exactly area.

**Atlántico 70:** leakage found in a valve on the pavement – **Update Jan 2015:** the exactly area needs to be identify as it could be the water company (EMUASA) responsibility. If so, the issue would be reported to them. **Update Feb 2015:** When the company which detected the water leak came to mark the exactly area, they found that there was not a real water leak. He opened and closed the valve and the leakage stopped.

**ACTION:** Resortalia to work with Alvaro Lorente and action the necessary works to correct them.

**ACTION:** Aidan Lowe, Chris Evans and Gordon Hutchinson to document the known facts as they relate to the problems with flooding in their lifts/garage. - **ONGOING AS AND WHEN NEW INFORMATION IS AVAILABLE**

## **2. Building Repairs - Point included in the minutes of the Committee Meeting from 19-2-15**

**Settlement Cracks:** After sending the e-mail to the Presidents of the Buildings affected, only 3 of them agreed to go ahead with the crack monitor test. Álvaro will talk to the company in charge of the works and see if they can review their costs as their most economical offer was to do 5 buildings. There are still 3 buildings which have confirmed the works. The other 2 are still thinking about this issue.



### **3. Building Painting.**

**ACTION:** Ron Locke to get Álvaro to ask the constructors taking part in the building defects repairs for the cost to do the bottom part of the facades to the 1 meter ledge.

**BY WHEN:** Request to Alvaro re-sent 5.2.14.

### **4. Town Hall Claim.**

**ACTION:** Ask Mr Varas for a full budget of all the possible procedures against the Town Hall for this issue, and a brief report about the process we began and the Court Rule and this new process. This will be used to inform all the owners.

**BY WHEN:** As soon as the Lawyer replies.

### **EUCC Budgets – Point included in the Agenda of the meeting 19-2-15.**

**ACTION:** Resortalia will prepare a report including all the background of this issue since 2009 until now.

**BY WHEN:** w/c 9-2-15 [done and sent to the Committee on Thursday 12<sup>th</sup> February.](#)

**ACTION:** Once the report is reviewed by the Committee, the members will be sending all their questions and doubts to Resortalia.

**BY WHEN:** As soon as they are able to review the document which will be produced by Resortalia. [Doubts and question were answered at the Committee Meeting on Thursday 19<sup>th</sup> February 2015.](#)

### **5. Planning Permissions (Building changes) – Point included in the agenda of the meeting 19-2-15.**

**ACTION:** David Bamford will take all the documents and information provided by Resortalia and will prepare a report in order to establish a planning permission policy with pictures of each example referred to in the report.

**BY WHEN:** January 2015 **Update Jan 2015:** [David Bamford sent the first draft of his report to all the members of the Committee on Tuesday 13<sup>th</sup> January. Some comment](#)



and thoughts were sent via e-mail and It will be also discussed at the meeting the 19-2-15.

**6. Maintenance plan – Point included in the agenda of the meeting 19-2-15.**

**ACTION:** Go to tender and invite different architects to quote for the different tasks based on the different works which need to be done. Seek tenders from different architects as per the tender specification drawn up by Resortalia with advice from Alvaro Lorente.

**WHEN:** 23.2.15 – Resortalia has already spoken to Alvaro and he is working on the tender specifications.

**Benches: ACTION:** Resortalia to ask for the cost of the insurance to cover the volunteers in case of an accident. Resortalia to also establish if a disclaimer document signed by volunteers, relating to the liabilities of the GC would be legally enforceable under the relevant Spanish law.

**BY WHEN:** Before the next Committee Meeting. Mapfre, insurance company of HR has already confirmed that it is not possible to establish a policy to cover this kind of works carried out by volunteers. We are investigating with our legal department about the disclaiming document and other type of insurance.

**7. Speed limit signs:**

**ACTION:** There is an issue of a couple of owners speeding on Egeo Street. It was decided that additional signs would not make any difference but the moving of a sign which is difficult to see may help. The legal department is investigating whether the speed limit signs can be placed in Egeo Street.

**BY WHEN: Update February 2015:** It was said at the end of the Committee Meeting held the 5-2-15 that a meeting with the Town Hall of Murcia was taking place on Friday 6<sup>th</sup> February in order to discuss this item. Further details will be provided once the meeting takes place.



## **8. AGM planning.**

### **Sworn translators:**

**ACTION:** Resortalia to ask Ana whether she is interested and the cost.

**BY WHEN:** We have already contacted her and are currently waiting for her cost. Finally we have received a quotation from A15.Traductores, company which Ana Olmos works for. It has been sent to Ron Locked who has approved it.

**Nomination Form:** The nomination form will be sent out to all the owners so that they can let us know in advanced whether they are volunteer for the post of Building President, Phase President or Resort President. The information received will be published on the website of the Community as in previous years. **Update Feb 2015:** The nomination form was sent on Thursday 19<sup>th</sup> February to all the owners.

**Committee FAQ:** As last year, the committee will produce a list of FAQ for the attention of the owners with the most relevant information. It will be sent via e-mail prior the AGM. The Committee is currently working on it.