



**MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF
HACIENDA RIQUELME HELD 22nd NOVEMBER 2017 AT RESORTALIA OFFICE**

The meeting started at 09:45am with the attendance of the following members of the Board:

ATTENDEES:

Name	Post
Gordon Hutchinson	Resort President
Wendy Walker	Phase 1 President
Mike Portlock	Phase 2 President
Rod Howarth (Skype)	Phase 4 President
Ron Locke (Skype)	Phase 5A President
Vivian Church	Phase 5B President
David Dwyer	Phase 6 President
Margaret Daniels	Phase 7 President
Isaac Abad	Resortalia
Alberto Gómez	Resortalia
Pepa Pérez	Resortalia

AGENDA:

- 1. Minutes of previous meeting (21st September 2017)**
- 2. Contracts.**
- 3. Finance and Budget.**
- 4. Maintenance Project.**
- 5. A2Z contract.**
- 6. Website.**
- 7. Irrigation.**
- 8. Volunteers group.**
- 9. Planning Committee.**
- 10. Any other business.**
- 11. Date of next meeting.**



DISCUSSIONS AND AGREEMENTS TAKEN

1. Minutes of previous meeting (21st September 2017).

The minutes of the previous meeting were reviewed and approved. Some of the outstanding issues from the last meeting are already included on the Agenda of this Board meeting.

2. Contracts:

a. Street cleaning, rubbish collection and gardening:

The new and updated proposal from STV was discussed. There were several positive comments about the enhancements presented by STV in many different areas of the Community. Each Phase will have a sum of money to use on that phase's gardens. Once the new contract is agreed there will be visits to each phase with the Phase President to coordinate and agree the works to be done.

The new 8 years contract, with 5-year review, was unanimously approved.

ACTION: Further details will be sent out to all the owners in a separate mail.

WHEN: As soon as the communication is ready.

b. Pool Maintenance:

The new and updated proposal from Atlantir for the new 5 years contract was presented to the Board. Following discussions, the voting took place. The Board approved by a majority, subject to further negotiations GH was going to have with Atlantir. As with the previous contract, the new one also includes an all-risk cover. There are some enhancements to be done by Atlantir as part of the new offer at no cost for the Community.

ACTION: Gordon Hutchinson to close the contract and conditions. The amount for the all-risk cover will be reviewed after the 1st and 3rd year.

WHEN: Before the end of the year.



c. Resortalia:

The President considered it may be beneficial to extend the Administrator's contract period to 3 years in order to obtain a better service, as has been done in other similar communities with success. He has been negotiating for months with Resortalia. Due to doubts that a 3-year contract was legal, an independent Legal Report was requested from the office of Mr Montoya, which established that the Community Administrator can be contracted for a period of three years, subject to annual voting at the Annual General Meeting.

Resortalia presented their proposal for the General Community including potential benefits such as getting and managing the electronic address for all the Sub-communities in the Resort, managing of the Data Protection for all the Communities based on the new law from 2018 and other benefits and investments proposed to improve the quality of the service e.g. improvement of the financial report, change of the software, video conference, repairs in the office, furniture, etc. Ron Locke had previously raised doubts about the value of the offered benefits. As a result, he had consulted the owners on his phase prior to the meeting and, with one exception, they had all voted to reject the 3 year deal and stay with 1 year. One other Board member, David Dwyer, had also consulted his owners and the outcome was that he also voted for a 1-year contract. Ron expressed the opinion that all owners were entitled to be consulted.

The result of the voting was:

- Gordon Hutchinson in favour of the 3 years contract.
- Wendy Walker in favour of the 3 years contract.
- Mike Portlock in favour of the 3 years contract.
- Rod Howarth in favour of the 3 years contract.
- Ron Locke in favour of a 1-year contract.
- Vivian Church in favour of the 3 years contract.
- David Dwyer in favour of a 1-year contract.
- Margaret Daniels in favour of the 3 years contract.



ACTION: Gordon Hutchinson to carry out further negotiations with Resortalia.

WHEN: Before the end of the year.

3. Finance and Budget:

The new financial report produced by Paul Sawyers and Resortalia was presented. There was information about the 2018 budget for the General Community and EUCC plus a breakdown of the costs for the long-term repairs, including the façade painting which is going to be split over the following 4 years.

The main aim when doing the new budget has been to avoid any increase on the combined EUCC and GC for 2018. However, it is important to make the Building Presidents understand that they should start making provision for the internal painting of the buildings if they have not started doing so yet.

ACTION: The Board will produce a communication to be sent to the Building Presidents related to the budget for 2018 and the provisions they should take into account.

ACTION: There will be a communication to all the owners letting them know that there will not be any increase in the GC and EUCC budget for the year 2018; therefore, they can start thinking of the budget provisions for their particular sub-community.

WHEN: Before the end of the year.

There were comments about the amount budgeted for the rubbish container repairs. As La Torre is not using their system, there was a suggestion about asking them for their parts in case some of them could be used for the repairs of the units in HR.

ACTION: Vivian Church will check with STV about the situation of the rubbish containers in La Torre.

WHEN: As soon as possible.

The need to repaint the white lines down the centre of the resort roads and at roundabouts



ACTION: Resortalia will submit a document to the Town Hall with a request to get it done. If the Town Hall gets it done, it will be with no cost for the Community.

WHEN: Within December.

ACTION: Paul Sawyers and Resortalia will produce a 5-year forecast budget (estimated).

WHEN: The week commencing 8th January.

ACTION: Resortalia will provide the amount each Sub-Community will have to pay for the GC and EUCC budgets.

WHEN: First week of December.

The Board thanked Paul Sawyers for spending so much time in producing, with Paco, the new forecast and budget system's.

4. Maintenance Project.

a. Building Painting façade:

Information about the contract already arranged with PINTALAC was provided by Resortalia.

There was also information about the order to follow with the building painting. 2 options were presented.

ACTION: There will be a communication to all the owners related to the façade painting and the order the work will be done.

WHEN: By the first week in December.

b. Internal painting of the buildings:

The quote provided by PINTALAC for this work was discussed. We are awaiting two other quotes, one from a local company in Sucina. As soon as all the information is ready it will be sent to the Building Presidents.



ACTION: The Building Presidents of those buildings to be painted in 2018 will be contacted separately with detailed info about the cost to do the internal atriums.

WHEN: Once the awaited offers are available.

c. Path lights:

The community was looking at replacing 800 units (400 units per year) The quotes previously given were about €85 per unit. Gordon Hutchinson had approached suppliers in China and, as their costs were significantly less, he trialled some on Phase 2. They proved to be suitable so, because the cost is a lot less, it was agreed unanimously that we should do all 800 in 2018

d. Pavement grouting pool 6-2:

The quotes to deal with this task were received just after the meeting.

ACTION: Request a quote for a 3rd option which would include digging up and relaying the area.

WHEN: Done. The information will be provided via e-mail to the Board as soon as it is available.

5. A2Z contract:

David Dwyer provided some information about the meeting with A2Z held the 14th November. As per the details given by them it seems that owners do not know how to test the speed. When the test is done all the devices such as laptops, phones, tablets, etc., should be disconnected. Also, there could be some issues with the Modem.

Even though the current contract says that the download speed would be upgraded from 4 Mbps to 6 Mbps in June/July 2018, they are prepared to do it now.

ACTION: A2Z will increase the download speed from 4 Mbps to 6 Mbps.

WHEN: in the following 30 days.

A2Z are looking to increase the upload speed from the current 1 Mbps. A2Z will discuss this option with their engineers to see if and when this can happen.



6. Website.

Mike Portlock presented the information about the website redevelopment, including the frameworks for the public and secure areas of the website. Some changes were discussed and agreed, which Mike will take back to the sub-committee dealing with it.

7. Irrigation:

Readings as of 30-11-2017. *Attached to the Minutes you can find the following documents:*

- *The daily meter readings updated as of 30-11-2017.*
- *The water usage comparison as of 30-11-2017.*
- *The costs of the irrigation water 2016 vs 2017 updated as of 30-11-2017.*

8. Owners working parties – volunteer groups:

The volunteer groups for Walking, Gardening and Bench Painting have been created and have started to be active. **Walking:** 25 people so far were involved in the activities in November.

Gardening: There are already 20 volunteers for the gardening. There will be an e-mail to them to organize the work.

Painting: There are a good number of volunteers for the painting.

- **Benches:** 22 units have already been done.
- **Pergolas:** The works are a bit more complicated than benches. It has to be coordinated also with STV due to the plants growing there.
- **Pool fences:** Based on the success of the “Tree planting day”, there was a suggestion to do a similar thing with the pool fences. It will be studied and if viable further details will be provided in the future.



9. Planning Committee.

The draft of the updated Guide of the Modifications to apartments produced by David Dwyer was presented and discussed.

ACTION: David Dwyer will update the draft based on the comments from the Board and send via e-mail to the Presidents.

WHEN: The week commencing 27-11-17.

Permissions requested:

- a) **Atlántico 178:** It was agreed by unanimity of the Board to ask the owner to fit the grille back. It is based on the Annex to the Guide of Modifications to apartments approved at the AGM in 2016.
- b) **Indico 35, 1C:** It was unanimously agreed to approve the request to have the window glazed with opaco vidrio or clear glass.
- c) **Indico 51, 2A:** It was unanimously agreed to reject the request to build a roof over the terrace and tile it.
- d) **Atlántico 8, 2A:** It was unanimously agreed to ask the owner for the removal of the timber and tiles construction. The request was rejected.
- e) **Atlántico 27, ground floor B:** It was unanimously agreed to approve the request to erect a wall similar to the one on other terraces on ground floors in the Resort. Unanimous approval was also given for 2 windows to be installed.

10. Any other business.

- a. **Baby Swing chair:** It was unanimously agreed to go ahead and replace one of the plane swing chairs with a baby one. It will be done in all the playgrounds in HR at the cost provided by EQUIDESSA.
- b. **Flood lights sport area:** A new request had been received to remove the floodlights at the sports area. They have never worked and are an eyesore to anybody living near them. This has been investigated before



and it would be expensive to remove them. So, using a different approach, a scrap metal merchant will be approached to see if they will remove them for free.

11. Date of next meeting.

The next Board Meeting will take place on Thursday 18th January 2018 at 10:00am Spanish time.

The meeting finished at 14:26 pm.