



**MINUTES OF THE BOARD MEETING OF THE GENERAL COMMUNITY OF
HACIENDA RIQUELME HELD ON WEDNESDAY 30th SEPTEMBER 2020 VIA
VIDEO CONFERENCE**

The meeting started at 10:00 am with the attendance of the following members of the Board:

ATTENDEES

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

AGENDA:

- 1. Matters arisen from previous meetings.**
- 2. Insurance update.**
- 3. Pool surrounds (stone & resin).**
- 4. Murcia Tourist Licence.**
- 5. Golf Course.**
- 6. Polaris World.**
- 7. Signs outside HR.**
- 8. Gardening.**
- 9. Eneldo 3.**
- 10. Any other business.**



DISCUSSIONS AND AGREEMENTS TAKEN

1. Matters arisen from previous meetings:

- a. Pavement repairs (path ways):** Pinalac has already finished the work on the areas addressed as the worst in HR in 2020.

2. Insurance update:

Mike Portlock sent the following report prior to the Board meeting: *John Slater, Pepa and I have continued working on the review of the insurance for the Resort and we are still on schedule to be in a position to go to the market in November, when we will invite Spanish resort focussed insurance companies to quote for the 2021 contract.*

We have most recently had a revaluation project undertaken by VALMESA, one of Spain's most experienced companies in this field. You will recall that we had previously suggested that we went with TECNITASA but when we got into the detail of the different buildings, we realised that we actually needed revaluation of 8 types of building rather than our original concept of 5 buildings. This came about after Pepa was able to access more detailed plans of all buildings. Accordingly, we went back to the bidders and VALMESA came back with a better offer, which was still under our original plan budget. I consulted Gordon and he agreed that we should go with VALMESA. The work was undertaken with help from Pepa and various key-holders on 22 September and we expect to receive the report by 16th October. We will share it with the Board as soon as it available.

The whole process has been most illuminating as we have been able to gather much data that was not readily available to us about other areas including the pools, irrigation, street lighting, retaining walls, the workers compound and the sports area. We are recommending that all of this along with the plans for the buildings and the gatehouse are available to owners via the owners' website. There are still further areas that need investigation but we suggest that these are left for now as they will have little impact on the insurance quotations but might delay things.



Once we have the revaluation details, we will share this with our broker for them to review before we go to the market in November.

3. Pool surrounds (stone & resin):

Following the discussions and agreement taken at the last Board Meeting in July 2020, Gordon Hutchinson explained that there was an issue with Pool 1-1 which was done by SSC in 2019. Therefore, it needs to be done again due to some dangerous areas. Money was retained due to the bad performance of SSC.

ACTION: The Board agreed that some pictures will be taken and forwarded via e-mail to the Board so Gordon Hutchinson, and Pepa Pérez from Resortalia, can review it again in January with the aim to do the work in March 2021.

WHEN: Review in January 2021. This is the list of pools, including pool 1-1, with the estimated dates to be done.

- ✚ 7-4: October 2020
- ✚ 5-3: November 2020
- ✚ 3-1: January 2021
- ✚ 1-3: February 2021
- ✚ 1-1: March 2021
- ✚ 6-1: October 2021
- ✚ 2-2: November 2021
- ✚ 7-2: January 2022
- ✚ 2-1: February 2022
- ✚ 5-2: March 2022

Please note that PERMAPAVE will start working on the new pool surround of pool 7-4 on the 19th October 2020.

4. Murcia Tourist Licence:

Gordon Hutchinson sent a report with some questions prior to the meeting. The Legal Department of Resortalia answered the questions and clarified the situation with regards to apartments which require a Tourist Licence. A sub-committee of Gordon



Hutchinson, John Barr, and Viv Church will look at options we should offer owners as well as getting further up-to-date legal opinion.

Once more, there was a suggestion to implement the usage of wristbands for the usage of pools during the summer season. This would require a business case before proceeding with it.

It was also recommended to strongly suggest to owners to have the Tourist licence.

ACTION: Gordon to set up the sub-committee.

WHEN: End of October

ACTION: The Board will produce a set of rules, which will be sent to the Legal department to have confirmation of which can be voted on at an AGM. The Legal Department will then inform the Board on whether they are legally enforceable or not.

WHEN: Before the end of the year.

5. Golf Course:

There was some information sent by Gordon Hutchinson prior to the meeting. Also Resortalia answered the questions raised.

ACTION: The Community will be in touch with GNK in order to update the owners with the latest information.

WHEN: There will be an update to all owners by mid-October.

6. Polaris World:

RESORTALIA explained that the Judicial Administrator has already requested the Court to start the public auction of PW properties, which will likely be before the end of the year. A specialist company will be in charge of the public auction.

Regarding the assets related to HR: some land belonging to SAREB and PW, El CASÓN and 189 parking spaces will be auctioned. As soon as there's more information, this will be communicated to the owners in case they want to bid for a car parking space.



ACTION: There will be a communication from the Board related to the auction of the PW parking spaces. It will include an attachment with the list of the available parking spaces in each building. More information will be provided when it's official.

WHEN: Before the end of October.

7. Signs outside HR:

Resortalia contacted the company that has fitted the 3 advert boards outside of the Resort.

ACTION: Resortalia has already sent an e-mail to the company requesting the removal of the advertising boards. If they do not do so, Resortalia will send them a burofax.

WHEN: Before the end of the month.

8. Gardening:

A report was presented by Viv Church and the issues were discussed. The report will be sent to all owners.

ACTION: The report will be sent to all the owners in a separate communication.

WHEN: As soon as the Minutes are distributed.

9. Eneldo 3:

Phase 1 President, Wendy Walker, informed the Board that she is in communication with 2 owners in Eneldo 3 to try to build bridges between Eneldo 3 owners and the Board.

10. Any other business.

- a. Painting project:** Rod Howarth informed the meeting that the façade painting project has restarted after the summer break without any major problems.



b. Pool fences: Taking advantage of the new resin pavement work in pools, the company Pintalac is also doing the treatment and painting of the pool fences. They will start removing the fence in pool 7-4 the week commencing 5.10.2020.

c. Pool repairs inside of the pools: Related to the repairs inside of 5 different pools, the company in charge of the work, Atlantir, started to empty 1 of them on Wednesday 30.09.2020 (2-1) and did the same with pool 7-2 on Thursday 01.10.2020.

The list of pools to be repaired is included below:

- **2-1 in Phase 2:** the water is being moved to the closest lake of the golf course. The work is expected to be finished around the 15th October.
- **7-2 in Phase 7:** The work is expected to be finished around the 15th October.
- **7-3 in Phase 7:** it will be done once 7-2 is finished so the water from 7-3 will be moved to 7-2. The repairs are expected to start the week commencing 19.10.2020.
- **7-1 in Phase 7:** The repairs are expected to start the week commencing 19.10.2020.
- **6-2 in Phase 6:** The repairs will start the week commencing 9.11.2020.

The date of the next meeting will be Friday 27.11.2020.

The meeting finished at 12:17 pm.