

AGENDA OF THE MEETING OF THE BOARD OF THE GENERAL COMMUNITY WEDNESDAY 24TH NOVEMBER 2021 AT 9.30 Spanish time

	ITEM	DISCUSSIONS	ACTION	WHEN	PRESENTER
1	Statutes	<p>The Board has asked a lawyer from Cartagena, Manuel Sánchez, to look at the Statutes.</p> <p>As informed in Communication 46, sent to all the owners the 4.05.2021, the Community appointed a specialist law firm to join the legal case in relation to the insolvency of Polaris. This way HRGR could learn first-hand the details of the process and contact the Liquidator PwC on behalf of the Community to put pressure on the outstanding payments related to the Town Centre & Parking spaces.</p>	<p>The lawyer is reporting back to the Board.</p> <p>A Sub-committee has been set up to go through the report (Lydia Molyneux, Bernard Loughrey & Mike Portlock)</p>	By January 2022	Gordon Hutchinson
2	Landscaping	It was decided to re-look at certain aspects of the proposal from STV	The current proposal will be reviewed and presented again.	Within December 2021	Gordon Hutchinson & Viv Church
3	PwHC - PW Liquidators	<p>The lawyer Manuel Sánchez from MS-Legal, representing the Community in the PW bankruptcy process and attending the meeting, gave a brief summary of the situation and options with the Liquidators. There has been a conversation with the Liquidators about the Community interest on the parking spaces in HR. Various options were considered MS-Legal would comment further with PWC.</p> <p>Town Centre: The prospective buyer is still fighting in front of the courts to be admitted as part of the Liquidation process so they can argue the debt they are liable for (current year plus 3 previous years) in case they complete the operation.</p> <p>Manuel confirmed the remaining 60% of the outstanding community fees for the town centre would be paid in 2022 as well as the whole of the 2018 community fees also sometime in 2022 in staged payments TBA</p>	<p>The lawyer will present a report with the steps and details of the 3 options the Community has to get the PW parking spaces.</p>	Within December 2021	

4	Budget 2022	There was an analysis of the 2021 reconciliation forecast of the GC and EUCC budget and the first draft of the 2022 for the GC and EUCC was presented. Thanks to Paul Sawyers for his great help with the accounts and attending the meeting to do the analysis.			Gordon Hutchinson & Paul Sawyers
5	Insurance	There has been a tender process to appoint a broker to present proposals for 2022 based on: - General Community areas and Civil Liability. - EUCC areas and Civil Liability. - Sub-communities communal areas and Civil Liability. 5 insurance brokers were invited to the process and only 2 sent their offers. There will be a 3rd offer by Friday 27.11.2021	The offers received will be forwarded to the Board members for their review along with the pack of documents sent to the 5 different insurance brokers to present their proposals.	During the current week	Gordon Hutchinson & Pepa Pérez
6	15th Anniversary	Date: Sunday 18th September 2022 Wendy Walker gave some details about how the 15th Anniversary will be organized and sponsored.	A communication will be out to owners to ask for volunteers to help to organize the activities of the day.	January 2022	Wendy Walker
7	Social Media	There was an exchange of opinions about the social media. It was also thought a good idea to set up a complaints procedure	It was agreed to have a spoke person to answer inaccurate posts on Facebook on behalf of the Board and to ask Ken Bamford, in charge of the open forum, to set up a complaint procedure.	December 2021	Richard Deeley
8	HR Improvement Idea	A proposal was presented to the Board to install a Tennis table at the bottom of the Sport Area (behind the football pitch), concrete area. There might be further actions considered for that area in the future. Attached to the Minutes is the improvement idea presented.	The Board unanimously agreed to go ahead with this. It is only for owners, residents and their guests to use. John Barr is going to look for other quotes before it is purchased. A second quote has been sent to the Board via email so a decision needs to be taken about the 2 offers presented.	As soon as possible	John Barr

9	MAPM* - Solar Panels	<p>Following the tender process started early in the year, 4 offers were received.</p> <p>There was a presentation of one of them in September.</p> <p>The Board commented about the need to look for a qualified professional in this kind of installation to audit the offers received and confirm what is the most suitable for HRGR.</p>	<p>Look for a suitable and qualified professional to audit the offers received.</p> <p>Offer already received for the cost of 300 € + VAT Ask the professional to go ahead with the report.</p>	December 2021	Gordon Hutchinson
10	MAPM* – Projects & Jobs		The updated list of projects & jobs will be sent to the Board	December 2021	Gordon Hutchinson
11	MAPM* – URBIT App	The trial period is likely to finish shortly	Lydia Molyneux will have the role to investigate the application to manage the communications, events and others.	December 2021	Gordon Hutchinson and Pepa Pérez
12	MAPM* – Welcome Pack	The new welcome and leaflet were sent prior to the meeting. Hard copies were also available at the meeting.	Translate into Spanish the Welcome Pack and send out to all owners as a General communication.	December 2021	John Barr
13	MAPM* - Traffic calming	There is no update yet. Nothing to report back.	Bernard Loughry is investigating speed radar signs	December 2021	Gordon Hutchinson
14	MAPM* – Pools - Resin Provider	<p>We are dealing to get the resin and stones delivered to do pool 6-1.</p> <p>The resin and stones were delivered and the company in charge of the work has already started with the pavement. It is expected to be finished by Monday 29.11.2021.</p>	Order more resin and stones directly to the suppliers in Spain to do pool 2-2 before Christmas.	End November - early December 2021	Gordon Hutchinson and Pepa Pérez
15	Renters, Pools, etc	Report from BB & SB on how to manage pools and other in renters.	<p>We have received a report from owners regarding the behaviour during the summer of people using the pools.</p> <p>They will be sending a report in January 2022.</p>	January 2022	Gordon Hutchinson

16	Next Board Meeting	Tuesday 1st February 2022 at 9.30 Spanish time			
17.a	MAPM* – AOB	Surveys will be a bit late this year.	Look for a suitable survey. A survey has been found with 2 months contract. It was agreed by the Board to go ahead with this. The first one will be for A2Z due to the renewal of their contract in June 2022.	December 2021	Richard Deeley
17.b	AOB	Speed signs: A couple of months ago there was a request submitted to the Town Hall of Murcia to adapt the speed signs in HR to the current law. There has not been a reply from them yet.	Submit a new request	December 2021	John Barr
17.c	AOB	Finance situation: The 2020 accountancy is already in the system and the accounts are being audited.	Following communication 71, sent in July 2021, there will be a new communication about the current situation once the audit is finished.	The first half of December	John Barr
17.d	AOB	John Barr asked for agreement to send the monthly information office newsletter. Attached to the Minutes is the example of the Newsletter that will be sent to all owners on a monthly basis.	It was agreed.		John Barr
17.e	AOB	Car plate recognition system: One of the most important parts of the system is broken. Due to the age of the system and the fact that the company that manufactured it no longer exists, it is necessary to replace the whole system. The cost is higher than 10,000€	Ask our Lawyers to look into the maintenance contract to confirm it is our responsibility	Before the end of November.	Gordon Hutchinson

* MAPM (Matters Arising Previous Meetings)

Attendees	
Name	Post
Gordon Hutchinson	Resort President
Wendy Walker	Phase 1 President
Mike Portlock	Phase 2 President
Richard Deeley	Phase 4 President
Bernard Laughrey	Phase 5A President
Viv Church	Phase 5B President
John Barr	Phase 6 President
Lydia Molineux	Phase 7 President
Paul Sawyers	Finance advisor
Pepa Pérez	Resort Manager