

LOS JAZMINES I COMMITTEE MEETING HELD ON 12 SEPTEMBER 2022 AT 09.30

Present: Mary Dyer (President) – MD
Pete Hanton (Vice President) – PH
Alan Bannon – AB
Brenda Coward (Secretary) – BC

Apologies: Dave Johnson – DJ
Daniel Martinez Lopez - DML

	<u>Action</u>
1. <u>PREVIOUS MINUTES AND ACTIONS</u>	
1. COMMITTEE RESPONSIBILITIES	
All Committee responsibilities continue to be carried out.	ALL
2&3 No further action required for Community Keys and Keyholding information	
4&5 POOL CLEANING and POST BOXES – separate Agenda items.	
6. MURAL	
MD/PH to follow up now the College has reopened.	MD/PH
7. WEBSITE	
AB pointed out that the website address should be: https://www.losjazmines1.com	
8. GENERAL MAINTENANCE – separate Agenda items.	
9&11 No further action.	
10. PARKING IN CALLE DEL DR MURILLO PALACIOS – separate Agenda item.	
2. <u>OWNERS' INFORMATION</u>	
MD updated the Committee on the current situation regarding owners. There have been some amendments to the Owners' Information and BC will be sending details to the Committee, to update their lists, and MD will inform Maria.	MD/BC

Action

There are several new owners, and it was agreed a brief information pack be given to each of them. MD/BC will design this and submit to the Committee for their agreement.

MD/BC

3. POOL MAINTENANCE

During the summer there have been various breakages i.e. a filter, pool net, shower tap. The necessary parts have been purchased and the repairs carried out by residents at a considerably lower cost than if purchased by the pool company.

There has been a problem with the electricity around the pool area and corridors and it appears the automatic injector is tripping the lights. MD/PH are to have a meeting with the pool maintenance company, and this will be on the Agenda. In the meantime, a Ph testing kit has been purchased and PH is monitoring the levels to ensure they are safe.

Whilst the pool itself is maintained to a good standard, the consensus is that the cleaning around the pool and corridors is not satisfactory, and residue dirt has had to be mopped up by one of the owners (thank you). There was a general discussion, and it was agreed that clarification of the contract with the pool company would be sought at the meeting with them. If a satisfactory solution cannot be reached, the Committee will explore alternative options.

4.

GENERAL MAINTENANCE

MD/PH have walked around the urbanisation to see what maintenance is needed.

A shower tap washer has been replaced. Broken tiles have been made good. A painted metal sheet will be purchased for the Utilities Cupboard by PH. This will cover and strengthen the door.

PH

It was agreed to leave renewing the expansion joints around the pool and regrouting around the pool area until before the Season starts in 2023 and will be included in the list of jobs to be done in preparation for the new season.

When the weather is cooler the Post Boxes will be erected and the Pool Storeroom tidied.

MD/PH

Action

Since our last Committee Meeting on 20 June, Mick Brown has resigned as Maintenance man and the President and Committee thank him for his contribution to Los Jazmines I over the years.

5.

POOLSIDE HOUSES' DOORBELLS

It has been discovered that the bells have not worked for some time. MD and PH will check the legal position with the Administrator before taking further action.

MD/PH

6.

AOB

MD and PH are having a meeting with the Administrator today on the following:

- Owners' information update
- Poolside doorbells
- Parking in Calle del Dr Murillo Palacios
- Rules to new owners
- Post boxes
- Pool maintenance
- Damages to outside areas on individual houses.
- Previous costs of Community painting.

PH said that outside walls are broken in places and this will be added to the list of jobs.

MD

MD thanked everyone for attending and the meeting concluded at 11.00.

POST MEETING UPDATE

Meeting with Maria, our Administrator:-

- | | <u>Action</u> |
|---|----------------------|
| <p>1. Owners' information update</p> <p>The new information has been passed to Maria for her records to be updated</p> | |
| <p>2. Poolside doorbells</p> <p>Maria advised that the Community is responsible for the poolside doorbells (but no other) and can supply an electrician if required. MD/PH to investigate the way forward.</p> <p>In the meantime, if any owners poolside are expecting a delivery, please would they ask the delivery company to ring them first.</p> | MD/PH |
| <p>3. Parking in Calle del Dr Murillo Palacios</p> <p>Maria advised that the Town Hall now require legal representation. Her husband, who is a solicitor, is taking this forward and she will get an update from him as soon as possible as he was out of the office.</p> | MD/PH |
| <p>4. Rules to new owners</p> <p>Maria confirmed the new owners have not had a copy of our Rules and will send these in English, Spanish and German to MD.</p> | |
| <p>5. Post boxes</p> <p>MD/PH updated Maria on the new post boxes' installation. She advised we should have a post box for Correos for post delivered incorrectly. They then take it away for 'Return to Sender'. MD/PH to investigate this.</p> | MD/PH |
| <p>6. Pool maintenance</p> <p>MD/PH advised Maria of the current problems with the pool area cleaning. A meeting has been arranged for MD/PH for Friday 16 September at 11 a.m. with the company to discuss this and the injector problems. MD/PH to feed back to the Committee and decide the way forward.</p> | MD/PH |

Action

7. Damages to outside areas on individual houses

Maria confirmed the Community is not responsible for these e.g. broken tiles under gates and it is the owners' responsibility for repairs.

Previous costs of Community painting

- 8.** The outside Community areas were last painted over 10 years ago at a cost of less than 6,000 Euros. MD to obtain quotes for another repainting.

MD

Meeting with Pool Company on 16 September

The meeting with Victor from the pool company went well and all our areas of concern were accepted and will be rectified. On asking Victor why there was an increase for cleaning around the pool and corridors, Victor explained that the original contract was only for pool maintenance and no cleaning. MD/PH agreed to pay the extra costs for cleaning the surrounding areas and corridors.

Victor looked at the automatic injector and advised it is only the plastic covering which needs replacing and he will order this.