

COMMUNITY OF OWNERS LA CALA HILLS FASE I
Calle Altabaca de la Torre 2
Mijas Costa

MINUTES

The owners listed below met in the Venta de La Torre II on 15 November 2019 at 10.30am, being the second call, having previously been convened by the President to hold the General Assembly of the Community.

Present and Represented	Apartment	Coefficient
Pauline Shellcock	101	0,88
Sheila Joyce Graveling	205	0,88
Ulf & Astrid Bergfors	207	0,67
Derrick Ebden	208	0,88
Davies Craig Lance (Represented by: Patricia Senker)	301	0,67
M. Foot	302	0,67
Roland Ekeberg	306	0,67
Chris & Teresa Hancock (Represented by: Patricia Senker)	309	0,88
Kenneth J. & Patricia M. Norris	310	0,67
Lynn Owen	315	0,91
G. Treco (Represented by: Patricia Senker)	405	0,88
A Marshall (Represented by: Patricia Senker)	406	0,67
Ahlefeld Engel Disc. Trust	415	0,91
Marlen Patricia Pincott (Represented by: Patricia Senker)	507	0,67
Robert Luijendijk (Represented by :Patricia Senker)	603	0,67
Leonardo Javier Montoya Harillo	610	0,67
Pleun & Hein Smits (Represented by: Patricia Senker)	703	0,67
H. A. Invenst (Represented by: Patricia Senker)	706	0,67
M. Weinrabe (Represented by: Patricia Senker)	708	0,88
M. Emerson (Represented by : Patricia Senker)	709	0,88
Francisco J. Berrocal Salva (Represented by: Patricia Senker)	712	0,88
Jeanne Kadish	714	0,90
Jane Mary Cornwel Smith	802	0,67
George Davey	804	0,88
Roger Pierrard	805	0,88
Bryan Harris	809	0,88
Patricia Senker	812	0,88
Alexander Gerard de Wit (Represented by: Patricia Senker)	904	0,88
Robert Leslie Withers	907	0,67
A. Nelms (Represented by: Patricia Senker)	909	0,88
Jeremy Howard Green (Represented by: Patricia Senker)	911	0,67
TOTAL		24,42

Present and represented 24,42 % according to the coefficient

AGENDA

1.- Welcome and report of the President.

The President opens the session by welcoming everyone present. Then, read the report detailing all the work done during the year and changes in concierge and gardening-cleaning services.

The worker Tommi Piles has retired, resulting in the need to hire a substitute.

Maintenance and cleaning companies have been replaced due to poor performance and behaviours that failed to comply with the basic rules allowed in the Community.

2.- Approval of the Minutes of the Meeting held in November 2018.

All present approve the Minutes of the Board of Owners held in November 2018.

3.- Statement of debtor accounts and Legal position.

The most important debtor owners are read as of the date.

It is reported that apartment 501 is paying a monthly amount of € 350, having agreed to raise the monthly amount to settle the debt faster.

The total amount of debt has been reduced compared to the previous year.

3.1 Approval of legal proceedings against debtors.

They are debtor owners up to date of the Meeting, including the quota for the quarter Oct / Dec 17:

Patrick Dauwe (Deuda antes de Ene/Mar 17 “Administradora Carmen Garcia Manzano” + Cuota Oct/Dic 18)	Apto. 203	2.417,21 €
Iris Pacheco Baker (1º, 2º, 3º, y 4º trim 2019)	Apto. 402	2.355,42 €
Steven Anthony Hooper (2º, 3º y 4º y trim 19)	Apto. 408	2.524,97 €
Dolores Caballero Montañez (Deuda anterior a Enero/Marzo 17 “Administradora Carmen Garcia Manzano” + año 2017 + año 2018+ año 2019)	Apto 501	10.812,00 €
B. J. Lubber (Bonif Ene/mar 19+ bonif Abr/Jun 19 + Cuota Oct/Dic 19)	Apto. 508	1.230,26 €
Regina Friefrich (Rst Ene/Mar 19 +2º, 3º y 4º trim 19)	Apto. 612-615	3.338,66 €
Royston Dove (Deuda antes de Ene/mar 17 “administradora Carmen Garcia Manzano” + costas procesales reclamación deuda)	Apto. 614	1.452,39 €
E. Ratchford (Rest Jul/Sep 19 y Cuota Oct/Dic 19)	Apto. 705	1.706,03 €
Manuel Yañez (Rst Oct/Dic 18 +1º, 2º, 3º, 4º trim 19)	Apto. 803	2.646,24 €
Richard Philips (Rst Enero/Mar 17 a Septiembre 2017 + Ene/Mar 18, Abr/Jun 18 y Oct/Dic 18)	Apto. 910	3.628,76 €

Unanimously the previous debit balances are agreed and the President is given the authority to grant the corresponding powers in favor of solicitors and attorneys, to begin the payment procedure against all those owners who, being required to pay, refuse to pay their debts. Likewise, the President is empowered to begin the corresponding declaratory procedures against those owners who fall into arrears during the year and do not comply with the payment requirements that are made to them.

4.- Approval of the Accounts for the 2018-2019 financial year.

All accounts of expenses and income generated during the year are explained and detailed. Mention is made of the variable expenses incurred during the year. The accounts are detailed below.

The administrator goes on to detail the accounts of the year:

Tresuary Resumme

	+	-
Saldo C/C al Inicio	19.608,80	
Total	19.608,80	

INGRESOS

Ingreso Cuotas Ordinarias	399.437,28
Deudores al inicio	53.838,92

Devolución prestamos Juan Perdigones	300,00	
Ingreso por error de cargo Mant. Fuengirola	544,50	
Bonificaciones pronto pago	-70.741,59	
Adelanto de propietario al inicio	-17.718,68	
Alquiler trasteros	1.800,00	
Adelanto de propietario al cierre	17.696,20	
Deudores al Cierre		45.341,75
Total	339.814,88	

GASTOS

Gastos	320.599,16	
IRPF del ejercicio anterior	330,71	
Seg. Social del Ejercicio anterior	370,48	
Proveedores al inicio	6.706,42	
Total	328.006,77	

SALDO A FAVOR DE LA COMUNIDAD AL CIERRE 31.416,91

Saldo en C/C al cierre del ejercicio	36.841,45	
IRPF al cierre del ejercicio	-671,01	
Proveedores al cierre	6.706,42	
Seg. Social al cierre	-610,87	
Tesorería		31.416,91

Gastos

Nombre	Saldo
ARTICULOS DE OFICINA/PAPELERIA/CORREOS	197,28 €
GASTOS ASAMBLEA	145,20 €
REPARACIONES Y CONSERVACION GENERAL	7.370,76 €
REPAR. Y CONSERV. PISCINA	8.158,84 €
REPAR Y CONSERV JARDIN	6.114,92 €
REPAR Y CONSER FONTANERIA	326,70 €
MANTENIMIENTOS FUENGIROLA	8.624,88 €
OBRA PINTURA EDIFICIOS	21.999,85 €
NOTARIA / BUFETE ABOGADOS	215,40 €
MANTENIMIENTO JARDINES	14.154,00 €
ANALISIS PISCINAS	1.058,75 €
MANT. DESRATIZACION/DESINSECTACION	892,98 €
MANTENIMIENTO ASCENSORES	8.366,94 €
SISTEMA CONTRA INCENDIOS	493,56 €
MANT. TV. JOSE PACHECO	5.532,11 €
IVA	1.631,10 €
TRADUCCIONES	100,00 €
ASESORIA/GESTORIA	1.543,67 €
MANTENIMIENTO LIMPIEZA	6.630,80 €
ADMINISTRACION	8.009,00 €

MANTENIMIENTO PISCINAS	15.730,00 €
PROTECCION DE DATOS	90,75 €
PREVENCION DE RIESGOS LABORALES	391,28 €
MANT. LIMPIEZA Y JARDINES LEFEMA	27.070,12 €
PRIMAS DE SEGUROS	5.182,89 €
SERVICIOS BANCARIOS Y SIMILARES	249,10 €
SUMINISTROS ELECTRICO	21.965,85 €
SUMINISTRO AGUA	30.017,48 €
SUM. TELEFONO COMUNIDAD - VOZ PLUS	1.477,58 €
SUM. INTERNET - VOZ PLUS	27.442,80 €
BONIFICACION PRESIDENTE	1.500,04 €
UNIFORMES TRABAJADORES	605,71 €
REGALOS NAVIDAD TRABAJADORES	500,00 €
CRISTOBAL PERUJO PERUJO	21.888,18 €
TOMMI PILES	12.828,51 €
JUAN ANTONIO PERDIGONES	11.201,80 €
FRANCISCO SANZ IBAÑEZ	914,61 €
SAMUEL ANANDA MATAS LOZANO	15.275,19 €
JUANJO MARQUEZ DEL POZO	9.079,88 €
SAMUEL HERRERA CORDELL	3.146,00 €
SEGURIDAD SOCIAL A CARGO EMPRESA	9.812,78 €
GASTOS EXTRAORDINARIOS ERROR BANCO	0,01 €
MANCOMUNIDAD	2.661,86 €
Total:	320.599,16 €

Ingresos

Nombre	Saldo
CUOTA ORDINARIAS	-399.437,28 €
DEVOLUCION JUAN PERDIGONES	-300,00 €
DEVOLUCION CARGO ERRONEO	-544,50 €
DESCUENTO PRONTO PAGO	71.101,10 €
INGRESOS POR ARRENDAMIENTOS TRASTEROS	-1.800,00 €
Total:	-330.980,68 €

All accounts are approved by those present. The administrator advised that as of the date, the deposit of € 20,000 with the Helvetia Entity is still active. On the approval of the state of the accounts of the Community and the remaining account, it is approved to continue with the same quotas of the previous year.

5.- Update on judicial cases against the Community.

The president takes the floor to inform those present of the pending judicial cases.

1.- The Judicial procedure that the Community has against the gardener who previously performed the gardening work, hired by Almajardin, has sued the Community for not having been hired by the new cleaning and maintenance company. The next hearing is scheduled for mid-2020, where all the reasons that have led the Community to terminate the contract with the company Almajardin will be presented.

2.- The company that has carried out the cleaning work some years ago, has sued the Community, as stated in the lawsuit filed for not having received the fees for the services provided. A review is scheduled for February 2020.

3.- The Community claims to Carmen Garcia Manzano an amount belonging to cashed cheques, which according to the review of accounts from 2013 to 2016, have not been justified. The defendant, after receiving notification from the Court, has contacted the lawyer of the Community, to reach an agreement between the parties, where the amount demanded is settled.

Those present comment that the amount with which they must compensate the community must cover the cost of lawyers, attorneys, tax advisors and bank commissions. The amount amounts to € 40,654.06, which must be paid in less than 5 days and by bank transfer.

6.-Discussion about community concierges.

For the fulfillment of the working hours of the workers, it is necessary to hire 4 concierges. In this way, the working hours would be 8 hours a day, with two days off per week. There are currently two workers with an indefinite contract and two with a temporary contract. After the trial time of the two temporary workers, the possibility of making them an indefinite contract is considered. By unanimity of those present, the change of contract to indefinite is approved, for their good work and conduct in the community.

7.- Discussion about the change from pool 2 to salt water.

The idea of an owner to install a saline chlorinator in pool 2 is proposed. Those present ask about its advantages and disadvantages. Part of the questions are based on whether the maintenance of the salt chlorinator is more expensive than the current one. Several of those present propose that, if the salt chlorinator were placed in pool 2, they should be installed in the rest of the pools.

After a long debate about pros and cons, those present decide to consult with several professionals, not approving the installation of the salt chlorinator this year.

8.- Construction of stairs in pool 2.

The idea of building a staircase is proposed to facilitate access for the elderly. Those present see it as positive since it is a community improvement.

An owner asks about the possibility of installing a ramp, an idea rejected because the tile could slip and the descent and climb with stairs is much easier.

All present unanimously approve its installation.

Regarding the pools, several owners ask about the use of solar panels. The president says that there have been several meetings with several companies specialized in this sector that have provided budgets. With its installation and put into operation, hot water service could be provided for a large number of months per year.

Those present approve asking for budgets to contribute to the next Board and update this community service.

9.- Renewal of charges.

Unanimously the same positions of the previous year are appointed.

President: Mrs. Patricia Senker

Vice-President: Roger Emerson

Governing Council: Sandie Emerson Apartment 709

Barbara Harris, apartment 809

Alison Marshall, apartment 406

Ian Leader, apartment 312
Administrator: Gerardo Perez-Clotet Domínguez (Ronda Administrations).

10.- Approval of the 2019-2020 budget.

The annual Community budget is presented to all owners. Due to the economic surplus of the year and the remainder that the Community has, it is decided to continue with the same quotas and budget for the 2018-2019 fiscal year

11.- Requests and Questions.

Many of those present comment at the speed that many vehicles go through the community streets.

The traffic signs of the complex will be checked.

The reforms of the houses must be done within the community rules of the complex.

It is requested that minimum noise is made in the common areas of the Community.

TV programming in French is very scarce. It was agreed to talk to the technician.

Pruning of palm trees is done annually when the specialist advises their pruning.

The session closes at 12:40 on the day indicated.