

PRESIDENT'S REPORT 2018

Dear Owners,

With our Community year having ended on 30th September 2018 and in preparation for our AGM on 16th November 2018 the following is a summary of what has taken place over the last year i.e. from 1st October 2017 - 30 September 2018

Changes to working practices this year were:

- The regularisation of payments to concierges from 1 Dec 2017 as agreed at the 2017 AGM
- A change of electricity supplier to reduce costs
- The appointment of a new gestor following the death of the previous gestor
- A new garden waste company was sourced

Projects undertaken this year were:

- The painting of the fronts and interiors of all 9 blocks
- Removal of unauthorised items stored in garages
- Major repair to burst water pipe in water storage area
- The replacement of emergency lighting which was destroyed during a storm
- A new floor to Pool 1
- Replacement of collector valve in Pool 1 due to leaking sand
- A new bathroom floor in Pool 1 with an access point to equipment
- Repairs to heat pumps of Pool 2
- Palm tree beetle treatment
- Repairs to serious cracks on the outside of various terraces

Minor maintenance included :

- Guttering repairs
- Roof tiles replaced in various blocks
- Floor tiles replaced in blocks 9 and 1
- Various garage doors repaired
- New padel tennis court net installed
- Removal of telephone box
- Metal plates fitted to all block gates for extra security
- Button installed to open pedestrian gate at main entrance
- Motor repaired pool 1
- Repairs to various pipes
- Repairs to various parts of garden sprinkler system

On 30th September 2017 we had €60,069.32 in the bank and €20,000 in a separate reserve fund.

On 30th September 2018 we had €19,608.80 in the bank and €20,000 in the reserve fund.

Additional costs incurred this year were €1,966.25 paid for the external audit plus €84.70 bank charges related to this investigation. The auditor's final report will be discussed at the AGM. There were also extra costs for concierge staff due to Tomi's hospitalisation. We also have paid just over €39,000 towards the painting project. We still have another 15 months of monthly payments of €1,833.33 for the work that has been carried out. A discussion about further painting work will be held at the AGM. The new floor to Pool 1 was also much more expensive than the original quote as the problem was more severe than first thought.

Although authority was given at the 2017 AGM to change the community bank this was not done because we needed the co-operation of Unicaja with regard to the external audit. Authority will once again be sought at the 2018 AGM to change banks to save on bank charges. We will also be requesting authority to change the community insurance company.

I would like to, as usual, thank the Governing Board for the support shown to me and to our administrator Gerardo. Gerardo has done a fantastic job again this year as have our team of workers. I am very aware that areas of our gardens are not looking as good as they have done and a review of the gardening services will also be undertaken at the AGM.

If you are unable to attend the AGM in person please ensure that your interests are represented by giving your proxy to a fellow owner who will be attending the meeting. Proxy votes can be sent to the Administrator: administracion@administraciondefincasronda.com or to me: pattisenker@aol.com

Finally, the current Governing Board and Administrator are prepared to continue for the coming year. As always if anyone wishes to put themselves forward for any official roles please let our Administrator know prior to the AGM.

I look forward to seeing you on 16th November

Patti Senker

President – La Cala Hills Phase 1

22 October 2018