Los Eucaliptos CP AGM of 9 February 2013
Corrections and additions to the minutes

External Painting

There was a lengthy discussion on the external painting. Several owners expressed serious dissatisfaction with the quality of the painting. Cracks in the façade have not been filled prior to painting despite the assurances given at the 2012 AGM that the painters would fill all cracks prior to painting. Subsequent attempts by the painters to cover cracks were unsightly and completely unsatisfactory. Streaks have begun to appear on the façade a matter of weeks after the painting.

The president stated that a sum had been held back from the amount due to the painters. This will not be paid until a full inspection of the work has been undertaken and all faults rectified.

It was agreed that an inspection of the painting of all blocks would be carried out by Mr van der Molen.

Debtor Surcharge

Following the disclosure by Mr Diaz that a 100% surcharge was not sustainable it was agreed that the maximum surcharge allowed by law (currently 32%) would be applied to all outstanding debts. This wording would avoid the need for a new resolution in the future should the legal maximum be changed.

Pool gate lock

A proposal that a combination lock be installed on the pool gate in Phase 2 was accepted as a practical solution.

Budget

Ana Muñoz has circulated a corrected version of the budget