LOS EUCALIPTOS NEWSLETTER Spring 2013



Welcome to the new format Spring 2013 edition of the Los Eucaliptos Newsletter. The purpose of the newsletter is to keep owners informed of what is happening in our community throughout the year. Any comments or suggestions for topics for future editions would be welcome. Please e-mail them to: eucaliptosvp@hotmail.co.uk

Topics in this edition are:

1. The 2013 AGM – follow up
2. Report on April meeting
3. Financial situation
4. President's Update
5. Cats
6. Store room for sale

AGM Follow up

This year's AGM lasted 5 hours – a lot longer than many people expected. It is perhaps understandable that the minutes were not as complete or accurate as we would normally expect. Several owners have offered corrections and Ana has circulated amendments in an effort to correct any omissions and errors.
There was an €6,000 overstatement in the budget due to a totalling error which was spotted after the meeting by a vigilant owner. This has been corrected with apologies and a corrected budget is to be distributed.

The April Meeting

On 1 April the President met with Ray Coyle, one of the new Vice Presidents and Ana Muñoz, the Administrator in the first of what is hoped will be monthly meetings. Graham Bowden, the second Vice President was unavailable to attend on this occasion.

The next meeting took place on 8 May and will be reported on in a future newsletter.

Summary of the meeting:

The commitment made in the President's report at the AGM that all bills outstanding at 31/12/2012 would be paid in January has not been met. It is expected that any outstanding bills from 2012 and all Q1/2013 bills will be paid from the Q2/2013 subscriptions.

Efforts continue to pursue outstanding subscriptions with some successes. However the debt in Apartment 8-2 continues to increase with the owner ignoring all e-mails sent by the Community while the owner or tenant continues to enjoy all the amenities paid for by the owners who pay their dues. The legal process has been followed robustly but with no success so far.

The President reported that the decision in the case concerning the Jacuzzi installed in B3-6 has been appealed and a verdict from the Court in Malaga is awaited.

As requested by the AGM Ana has had discussions with several of our suppliers in an attempt to negotiate lower fees for the current year. There has been no agreement to reduce fees for this year.

The President and Administrator reported on the exterior painting project as follows:

Willem Van der Molen has discussed a list of faults with the painters. These are to be rectified in early April, weather permitting. An e-mail will be sent by the Administrator to all owners in Phase 2 of the painting programme (Blocks 1 - 8) to ask if they are satisfied with the work. Please take this opportunity to make any comments about the painting of your apartment and block. Phase 1 (Blocks 9 - 15) has been paid for in full but the final payment to the painters amounting to €4,300 will not be made until it has been approved by Mr Van der Molen.

There is a difference of opinion between the President and Mr Van der Molen regarding the decision to award the painting contract to Soluciones Costa del Sol. However it is gratifying to note that despite this difference Mr Van der Molen continues to make his expertise available to the community and is working with the President with the objective of achieving a satisfactory outcome to a very costly project.

The issue of pool gate locks was discussed. A statement made at the AGM that owners had threatened to sue the Community if their children came to harm could not be verified. There is no record of the threat having been made and no recollection of who was the source of the information

The Administrator stated that the Community is fully compliant with the laws concerning pools; the area is fenced and gated; the pool is not of a size that requires a lifeguard. There is no obligation on the Community to lock the gate. On the basis of that advice it was decided that the gates would not be locked during the holiday season.

Financial Situation:

A detailed review of the Community's finances is in progress and the results will be considered at Committee meetings in May.

Residents will have noted that the accounts at 31 December 2012 showed a net liability position of some Euros 3,400, which confirmed that we cannot meet our liabilities as they fall due. In fact, the true position is rather worse because the net liability position is after taking account of receivables, a significant proportion of which appear to be bad or doubtful.

As agreed at the AGM, the Committee will continue efforts to reduce or contain costs but this is unlikely to solve the problem completely. The Committee will formulate a proposal to manage and rectify this situation at the earliest opportunity.

President's Update

The President has met with Taylor Wimpey as part of an ongoing exercise to progress faults believed to be covered under the 10 year warranty.

He reports that a problem with the pump in the Phase 1 pool has been resolved.

Responding to complaints from owners The President spoke with a tenant who had been feeding the feral cats. The tenant agreed immediately to stop feeding them. He had not been aware of the health and environmental implications.

Cats:

Some owners are feeding the feral cats that wander around the gardens. Whilst having the best of intentions these owners are putting at risk the health and the eyesight of infants and young children who play on the terraces, in the gardens and in the pool area. According to medical sources Toxoplasmosis is a horrific disease that can be picked up by young children who come into contact with the faeces of infected cats. It can be passed on to an unborn child via the mother. Cats at most risk of carrying the disease are kittens who have learned to kill mice and birds – just like the feral cats in our community.

If you are tempted to feed these cats – please don't. You are putting the lives of our children and grandchildren at risk.

Store room for sale:

An owner wishes to sell a store room in Block 5. If anyone is interested he can be contacted at:
javicoto@hotmail.com

There is also an owner who wishes to sell her property. Block 7, apartment 4.