



Sameieforeningen Elviria del Sol
Carretera de Cadiz a Malaga, A-7, 191, 29604 Marbella, España

Annual report 2018

The Elviria del Sol (EdS) is a private property with 19 houses, of which 18 houses with 185 apartments, including one business room. House 19 contains office for EdS, clubhouse for residents and restaurant. There are park areas around the houses as well as Lødenga, swimming pool, two tennis courts and parking spaces. The area with the 19 houses comprises 37 705 m², and Lødenga 8 662 m²

The Board 2018

The board has consisted of President Torill Tresland and vice-presidents Heidi B. Eggesbø, Arild Enersen, Jan Norheim and Carlos Rodriguez Alemany. The board has had regular meetings.

Auditor and annual accounts

The board was authorized by general assembly (GF) in 2018 to make an agreement with a new auditor for EdS. The new auditor is Per Magnusson, who has audited the accounts for 2018.

The administrator has provided accounts with the balance for each quarter in 2018. Hence, the board has had full financial overview at all times. Per Magnusson has confirmed to the board that the administrator has done a very good job with the accounts.

TV and internet

Olivenet (internet) has worked inadequately, and the service has been poor also in 2018. The Olivenet promised in September to compensate with a new and faster router with speeds up to 200 MB. Until November, we had still not heard anything from the Olivenet, so the board decided to switch to Blaze internet, and half the price. Blaze internet was previously considered, but they could not supply fiber optic cables to EdS until November 2018.

Since March 2018, Norwegian TV channels have been delivered by IPTVnow.es (Matias Hegg). However, Norwegian TV channels still do not work optimally.

New EU rules from autumn 2018 allow Norwegian TV abroad. The board will therefore present at the GF an offer from Blaze internet about cables directly to each.

This means that the owners can bring their TV agreement with GET, Altibox, Canal Digital etc. that they have in their own EU country to the apartment in Spain, without paying extra.

If you have a small box called Apple TV, then you can bring this box to Spain (or buy your own to have in the apartment) and connect to the internet in your own apartment. The TV agreement you have in your own country can be downloaded as an app on Apple TV.

Security and guarding

The guard that has been performed by Archi, and the annual expense is approx. 21 000 €. The security guard is in the area in the hours 22 - 02 in the summer, otherwise 20 - 00. This is not enough to prevent crime inside EdS. Also in 2018, there have been burglary in some apartments.

It is important to check that the entrance gate closes properly every time. The board also wants to remind residents to keep doors and windows closed when you are away. In case of renovation in the apartments, the EdS rules are to be followed.

The board and administrator have obtained an offer for camera surveillance of the ports of EdS. Only one company has delivered a serious offer, which includes 55 cameras triggered by motion. The cameras will have cables to avoid wireless network hacking. The recordings will be stored for 20 days. No one will see these recordings except in case of burglary or other crime. Therefore, any crime must be reported as soon as possible. No cameras will point to the apartments. Nor will cameras be set up in the area around the swimming pools. The offer also includes 35 new outdoor lamps.



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Insurance

EdS paid 15 557 € for insurance in 2018. The board has worked on other solutions and has been in contact with Zürich, but they never took the trouble to come for inspection of EdS. The board has also had a meeting with Generali Seguro in February, but we are still waiting for an offer.

We emphasize that the owners must have their own private contracts for home insurance.

Maintenance

Houses 6, 7, 8, 9, 12 and 13 were painted in 2018 (2017: House 2, 3, 4, 5, 17, 18 / 2019: House 1, 10, 11, 14, 15, 16.)

The owners are notified by notice at the entrance and by email, when the house is to be painted. The owners then have the responsibility to clear away the furniture on the terraces. EdS's painter, Charlie, reports major challenges with furniture on the terraces that delays his work.

From 2005, maintenance of terraces has been the owners' responsibility. Free paint has been distributed by the administrator. It is very important that the right paint is used.

If GA agrees, interior painting of terraces will be done by EdS's painter Charlie as of 2019. In case the owner has set up a superstructure, this applies to the outside of this.

New water pipes to the houses have been installed in 2017 and 2018 in the houses where it was needed. Houses 4, 5, 6, 13 and 14 still have good manifolds.

Entrance phones have been maintained and notice boards have been changed where needed.

Also, in 2018, there has not been a need for dove cages. Pest control for cockroaches and termites have been performed.

Several of the owners receive private services from EdS's gardeners and painters. The board of EdS emphasizes that responsibility for quality and economy of these private services is the sole responsibility of the owners.

Moisture under and inside the houses

Despite heavy rainfall in the autumn of 2018, it is still dry under House 7, demonstrating the success of the drainage work carried out in the spring of 2018. In addition, drainage around apartments 704, 904, 1203 and 1301 has been performed. In 2019, drainage around apartments 1701 and 1303 has been performed.

The board has received reports of moisture in walls inside the individual apartments. The administrator and the board are constantly working to find the causes. The challenge is that there are many causes, and in many cases the cause is with the individual apartment.

Swimming pools

The upgrading of the swimming pools was postponed to December due to the heavy rain, and completed in February/March 2019. The work consisted of cleaning, grouting, repairing broken tiles, building a new staircase, fence around the two small pools, and building handicap stairs. The pools are now according to the law. The expenses in 2018 was 10 759 € and according to the budget. Another 7 500 € that were in the budget have been accounted in a pool fund to finish the works in 2019.

The heated pool opening hours has been 10 to 14 every day (with some adjustments), but closed in the period from December 15th to January 15th due to the upgrading.

Other upgrades of the pools have been the replacement of the old pool pump, with a cost of 3 775 €, of which 562 € was paid by the insurance. In addition, the pump for heating and deck engine has been maintained.



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At GF 2018, it was agreed that the pool water should be de-chlorinated and used for irrigation, on the recommendation of Urbaneja. This was done and two water samples showed that the water was of good quality and suitable for irrigation. Yet it turned out that grass and plants did not tolerate the water well. Urbaneja has stated that proper de-chlorination has been carried out, but believes the reason may be due to the high salt content in the water since the pool water has not been totally replaced in 12 years. Urbaneja believes that fresh clean water, time and sun will make grass and plants thrive again. Meanwhile, we can do nothing but learn from this.

Few residents use the heated pool in the period November to March. If the opening time is limited to the hours 11-13, EdS will save a lot. In 2018, the heating cost was approx. 17 000 €. In the event of more people in the school's winter holiday, one may consider extending the opening hours.

The restaurant

When the restaurant closed in November, the engine of the 30-year-old refrigerator stopped working. Furthermore, the storage room had great moisture damage and fungal attacks. Our skilled gardeners repaired the ceiling and painted the room. A new refrigerator and freezer were installed. In addition, the pipe from the restaurant's large convection oven, which went through the storage room, led to considerable heating in the summer (50-60 °C) was re-directed straight up through the roof. In addition, upgrading of old power lines and new sockets was performed. We are happy to announce that the environment for the employees in the restaurant has improved significantly.

The expenses of approx. 10 400 € was not budgeted in 2018 or 2019. The Board therefore had to make the decision on replacement without approval from GA. With the benefits from 2018 this has been included in the budget for 2019.

The board emphasizes that it is the residents of EdS that owns the restaurant. Therefore, the owners are responsible for the necessary maintenance. The restaurateur has a loan agreement with EdS.

Restaurateur asked for 2 weeks delay of the opening, hence, the restaurant opened on March 1, 2019.

The board was informed that the restaurant's waiter Jose Louis died in January 2019, in addition, the waiter Simon is seriously ill.

House rules

As in previous years, the summer period is characterized by many visitors and lots of rentals.

The board reminds that it is the owner's responsibility to inform residents / tenants of the house rules of EdS.

The house rules are located on the home page of EdS in Norwegian, English and Spanish [/www.elviria delsol.es](http://www.elviria delsol.es)

Parking

The long-term parking is for a maximum of 6 months when the owners are away. We therefore greatly appreciate that you return the key to the EdS office as soon as you come back. Administrator has looked for better solutions to lock the gate. Offers for a code lock have been too expensive and the old lock has been upgraded until further.

The administrator has sent a letter to the municipality to get signs at Port 1 that prohibits parking, but it was rejected. In case of emergency situations inside the EdS, this port is important for quick access.

The board with the administrator will send a new application to the municipality.

Salary gardeners

EdS has three gardeners Jose (Pepe), Juan Antonio both with seniority from 1987 and Luis with seniority from 1990. The board has had meetings with the gardeners about salaries that apply to senior and extra supplements. This will be presented at the GA.



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Elevators

House 3, 4 and 14 are installing a lift. The board expects several applications for a lift in 2019.

There have been problems with the power supply to the elevators in houses 1, 9 and 15, due to the electricity being connected to one of the apartments, which is one of the owners. The board has demanded that electricity for lifts should go on its own meter. This is to eliminate accidents in connection with lift stop / electricity failure. The board will quality assure the alarm buttons in the lifts together with Fernando.

Lift installation and maintenance is up to each block. The board's involvement of the installation of a lift is only the approval of the application for the lift. Maintenance and costs in connection with operation are up to the owners of the elevator to administer, cf. the decision on the GF 2017.

Garbage

EdS has asked the municipality to dig down the trash cans at entrance 13 as it is done opposite the EdS, at Las Cumbres next to the supermarket. The municipality has declined with the reason that it is too expensive. The price is 6 000 € per box, in total 24 000 €. The administrator will send a new request in 2019.

Webpage for EdS

EdS's webpage is regularly updated, www.elviriadelsol.es. Feel free to come up with suggestions.

Elviria del Sol, 27. March 2019.

Torill Tresland	Heidi B. Eggesbø	Arild Enersen	Jan Norheim	Carlos Rodriguez Alemany
President	Vice-president 1	Vice-president 2	Vice-president 3	Vice-president 4