

Report 2nd term 2019

General maintenance

Painting of Houses 1, 15, 11, was finished before the summer. These have only been painted as before the AGM, only façade and no terraces. House 14 will be the next one, between September and October (after the lifts works) and finally in October/November houses 16 and 10.

Charlie was asked for prices for the painting of houses and terraces as that the budget could be updated for the AGM. We did not receive these prices until after the AGM and the prices are higher than expected. I have been asking for other offers in case we can find the way to keep the painting inside the budget.

The **water manifolds for houses 4,5,6,13 & 14** are still old, although we have the equipment to exchange them if necessary (they are still on good shape).

The **irrigation** is controlled at least twice a year. It has been done in June and it will be done in September/October. This is usually done twice a year as it is necessary before the hot season and after the summer period.

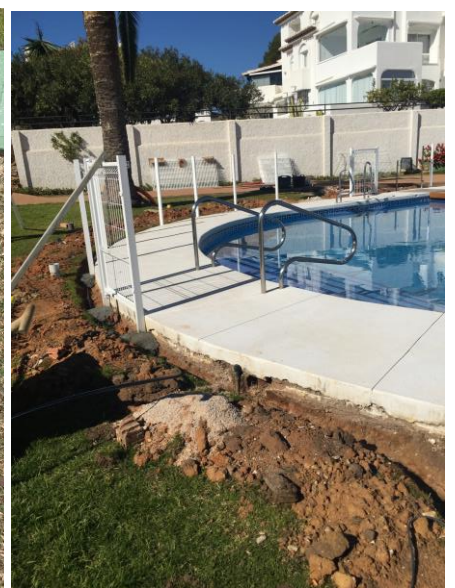
Pools update were done in December/January/February. The upgrade to the law standards has been:

- Cleaning of the pool walls and grouting with white cement.
- Lift for disable
- Enclosing the medium and small pools
- Security locks for children
- Anti-slip floors for the small pool
- Anti-slip floors for the steps for the big pool



Out of budget we have installed:

- Change place for door for the medium pool
- Step into the small swimming pool
- Path around medium pool
- Cleaning of blue tile wall in the pool area where the sunbeds lay
- Repair of wood that hides the medium pool cover



Other needed repairs/maintenance up to 30/6/2019:

- Change of sand on the filter to a new system with glass (which does not compress)
- New chlorine disposer central station (programming system)
- New light bulbs in the big pool
- Repair of engine

Also in May the small pool had to be emptied again as the floor tiles were coming off.



Painting of communal areas have been delayed or done by Charlie, as the gardeners have been on sick leave. For example, the roof of house 19 was painted and repaired by Charlie as it was needed after the upgrade of the restaurant cool room, which extraction was moved to avoid the heat in that room.



Other equipment like new paper bins have been bought but again due to sick leaves only one has been installed until now.

Water consumption will be higher than usual, as the pools were emptied and refilled. The good part is that the water was used for irrigation (although not all as we noticed the water was drying plants) and that the new water in the pool seems clear and in better condition than the water treated with chlorine etc. during the last 10-12 years.



TV

Norwegian TV has been supplied by Matias Hegg for more than one year (April 2018-July 2019). It is not totally satisfactory, and in June we started having big problems again. Matias claimed that the community should ask the supplier to bring our signal from the server in Barcelona instead of Madrid. These would be an extra cost of 50 euros + VAT a month. After some negotiation we agreed to pay 30euros + VAT a month and the rest should be covered by the supplier.

Hopefully with the new internet the TV will be downloaded to each apartment with each owner's private codes.

Internet

After the old systems and improvements:

1. Installation of fiber
2. Installation of wireless routers in all floors in all houses
3. Community contract with **OLIVENET**.
4. Installation of Fiber by Orange/Jazztel (for free)
5. Community contract with **BLAZE INTERNET**.

Finally, during May and June 2019 fiber has been installed to each apartment. Now ALL apartments have private internet with a contract that paid through the community will be 18,15€/month for each user. (There are a few exceptions that did not want this contract, 222, 401, 1801 and 1812 and others that are pending as we need appointments with them to access the apartment 803/804 in October, 1322 in August, 1411 Not decided yet, 1501 not decided yet, 1802 not decided yet)

The internet with this new installations has been working very well the last 2 weeks although in the beginning many adjustments have been needed, making the months of May and June VERY BUSY!

Water issues in the houses

A drainage outside houses 12 (1203), 13 (1301 and entrance) and 17 (1701) has been done (January/February 2019).



House 7 had a block on the new system /outlet and it was agreed with the cleaning truck to make a cleaning of the pipe every 6 months in prevention of possible blocks (next will be in September). Apartment 1711 has humidity which seems to come from the roof. The community will in October remove roof tiles and try to find where the problem is.

Security

The new security system has been installed after approval at the AGM. The installation started in May and is still ongoing (still 5 cameras out of 55).

Extra **illumination** has been installed at the same time as the cameras. This is needed for the cameras to have a good light for the recording. (some extra lamps are still missing too. We had

agreed the gardeners would help on the ditches needed for the wires, but Juan Antonio was on sick leave for 2 months and Pepe after him for 6 weeks)



Ditches needed for installation of new lights



Lamps with the new cameras

The contract with Archi has been terminated.

The restaurant

Payments have been received for March (06.03.2019), April (09.04.2019), May and June (09.07.2019). Please note the restaurant agreement is 10 monthly payments for 450 euros. Up to 30.06.2019 we had received only 2 payments and on 09.07.2019 we have received 2 more. ***There are 6 payments pending until end of 2019.***

The restaurant has been updated during January. New cool room was installed. Also, the room for the cool room and storage was cleaned, upgraded, painted and modernized.



Lifts

Finally house 3, 4 and 14 have finished the installation of the lifts and they are up and running. Some notices in Norwegian on how to use in case of emergencies are being translated and will be hang in all lifts.

Houses 2 and 7 have asked for permission for the construction of lifts and these works will start in September and finish in December (hopefully!).

No other houses have, at the moment, interest on lifts, therefore houses with lifts will be:

1 2 3 4 7 9 10 14 and 15
(mostly ground floors + 3)



Accounting

The year is working well, a little over budget, it will be difficult to keep inside the budget, due to many unforeseen (employees on sick leave, extra costs on the pool, higher budget from Charlie for the painting, refilling pool water and not being able to use all the water from the pool for irrigation, etc.)

Also as said before a lot of expenses are due in the last part of the year (painting including terraces, employees have extra payments in October and December for example, water expenses are higher in summer season and the invoices we receive by end of the year are until end of sept, etc.). Anyhow, I will try to control the budget and hope for no more extra expenses.

Second semester fee was sent 1st of July and many owners have already paid for it until now.

On 1st of August we send the direct debits to the bank.

Debtors

We have not big debtors in the community and only some late payers. Reminders of debt were sent in April/May and there were only a few unpaid fees (703, 822 (the daughter is taking over), 903 and 1803). Reminders will be sent to them again.

Pest control

The cockroaches seem to be under control now. We have seen some in house 13 and 16 specially. We have been having issues with ANTS all summer. Extra treatments have been done by the pest control company every 10 days (instead of once a month).

Employees

Unfortunately, Juan Antonio was on sick leave this year (April/May) for about two months. After that Pepe has been on sick leave for about 6 weeks (May/June). Now all are back, but have started holidays, so there are only 2 every day. This makes the maintenance of the area hard, as they are

only able to take the garden and no other maintenance like paint, help on the installation of extra lamps, etc. I propose to hire someone for 1 month to upgrade some maintenance needed in the area. Like small repairs like floor tiles on the stairs, painting of communal walls, repair of manholes, etc.



Juanita, the cleaner, has also been on sick leave in March.

I follow the report with some pictures from the works done.

Elviria del Sol, 30th July 2019.

Eva Gausaker Madrid
Administrator