

PRESIDENTIAL REPORT 2010 / 2011 (English)

by **Mariscal1907** » 05 Oct 2011, 22:01
English - PRESIDENTIAL REPORT

First of all I should like to thank all the members of the Committee and those other members who have cooperated with us, such as D. Brayan Harris (809), D. Ian Leader (312), D. Jan Edgoe (707), and Dña. Patti Senker, for their inestimable help, support and cooperation that I have received from all of them at all times. They have given their services to the Community, with no personal interest, and have considered the interests of the Community at all times.

I also thank all the workers who, in one way or another, give their services to our Residential Complex, starting with the Consierges, continuing through the Gardeners, the Cleaners, Staff Maintenance, Administration, etc. who all work extraordinarily well for the community to function correctly and for us all to enjoy a high standard of living.

As a result the outcome derived from the work carried out throughout this year is not the work of one person but of a whole human, well organised team, who have been keen to excel.

As President of the Community and on behalf of the Committee I should like to report that this year has been, without doubt, the year in which most investment has been put into the Community since it came into existence. At no time has the standard of living been diminished, to the contrary, we have all benefited and all with a Budget that has been cheaper than in previous years. Plus, we still have a fixed deposit account with Unicaja with a balance of 60.000€ that we have not used for anything this year.

List of Works carried out by the Committee:

Machinery room; A metal door has been installed to the machinery room and the water deposits because the existing one was broken and anybody could gain access and manipulate the machinery at will.

Maintenance company: We have engaged a 24 hour maintenance company which has been a resounding success.

Clear out of interior spaces: All the interior spaces have been cleared out. These spaces in previous presidencies had accumulated all old machinery which had never been thrown out, leaving less space to work.

Lighting: Cells have been installed in all the buildings and on the lights in the streets that do not allow the lights to work but merely activate the lights when the sunlight goes down. This device has been a huge success with consequent savings, in spite of electricity increasing by 15% and it keeps going up.

Water: Quite a lot of repairs have been carried out in the Community that have arisen due to the deterioration of the installations put in by the developer; these installations are not of good quality because the developer skimmed wherever he could; we are now resolving the problems as and when they appear.

Damp proofing of ground floor apartments: Several apartments located on the ground floors of the buildings have been made damp proof in the area where they overlook the garden. These properties were suffering damp inside due to rain and the automatic watering system in place in the gardens; the walls were peeling as a result of the damp.

Floods: Block nº. 1 has suffered a flood during this year leaving a lake of water about 15 cms in height in the

garage and the storerooms. It would seem this is not the first time this has happened and the original problem was never resolved. This year however, we have had some work done to try to prevent, as much as possible, this problem from reoccurring in the future.

(Hydrants): There are two hydrants in the Community located in the large plaza of the Community and at the roundabout opposite blocks 5 & 6 respectively. These hydrants have never worked because they have never had any water. They now work properly. (We hope they never have to be used).

Manholes: All the manholes that made a noise when a vehicle drove over them have been repaired and made sound proof.

The Cascade or Fountain: The cascade or fountain situated opposite block 3 has been put into running order, a new motor has been installed and special lights and flowers. It also has fish and uses a system to prevent it from running dry. It is now working like a dream.

Stone Pathways: 75% of the stone pathways in the Community have been seen to. The only pathway remaining is the part from block 6 to the end of block 5, which will be completed next year.

Stray Animals: A company has been engaged to round up all the stray animals wandering around the Community.

Green Area: At our request the plot of land opposite Phase I & Phase III has been cleared up. We shall shortly ask for low watering maintenance trees to be planted by the Town Hall.

Gardens: The Gardens are in splendid condition and looking very beautiful; everything is clean and in perfect condition thanks to Cristóbal & Alberto.

Pergola: Soft yellow lighting has been installed in the pergola on the main plaza of the Community.

Palm trees: They have had constant attention throughout the year.

Cliffbank area : This is the first time in eight years that the area of the garden known as the cliff bank has been pruned and cleared up. Further plants will be planted next year.

Swimming pools: Work has gone on at a tremendous pace as in every year but everything is working splendidly and the motors have behaved themselves.

Sunshades: All the sunshades around the three swimming pools have been replaced with new ones because the old ones were very shabby.

Benches: The garden benches have all been sanded down, painted and varnished.

Web Page: The current Committee has up dated 100% of the content of the page and have used this means of communication which is an impressive working tool, to inform the owners of all that is happening in the Community. It is swift and cheap.

A reminder of the address in case somebody does not know it: - www.lacalaowners.info

Swimming pool machinery room: The three steps giving access to the machinery room for the three swimming pools have been replaced by better quality ones. The old ones were rusty and eroded due to the condensation from the chlorine.

Lifts: The 9 telephone lines in the lifts were using 902 numbers which meant that for the calls made from

these lines we had to pay half the cost. The replacement line with a 952 number means the calls are free. This is another area of success.

Leisure Area : The two Community sports tracks have been painted both inside and out; one has been adapted for basketball and football and the other one exclusively for paddle.

Anybody wishing to use these services should ask the consierge on duty for the key and the game equipment. When finished the keys and equipment should be returned to the same place from where it was taken.

Paddle Court: Lighting has been installed on the paddle court; anybody wishing to use the lights should acquire a coin which lasts for 1 hour at a cost of 3€. The time limit is up to 9 p.m. This network has also been replaced.

Community Entrance Gate: It has been necessary to replace the wheels on the entrance gate.

Community Party: The Committee agreed and decided to hold a free party for all the residents in the month of July focusing on "Culture and Gastronomy" of a Country. This year it was about Spain; for next year it can be about any country that is proposed to the Committee.

Painting of Blocks: The terraces and railings of blocks 7,8 & 9 respectively have been painted, plus the parapets that overlook the staircases.

Post-office: We have managed to make the Post Office include us on the daily distribution of the post, and we no longer depend on the services of a third party; previously the post was brought to us every two or three days. If you wish post to arrive daily you must ensure you write the address correctly. Example:

Sr. D. José María Mariscal Pareja
Urb. La Torre de la Cala Hills
C/ Altabaca, nº. 2 - Apartamento nº. 907
29650 MIJAS COSTA - MALAGA (ESPAÑA)

Automatic remote controls: In the consierge office there are automatic remote controls at 40€ each. These are only available to proprietors who must hand in old ones which will be instantly de-activated.

Repair and conservation of the roofs: The roofs have all been inspected and all defects repaired throughout the Community.

Community Insurance: A policy has been taken out with another insurance company by the community which is more beneficial and more economic than the previous one.

Previous Company - MAPFRE Intercala; 7.735 €/year - New Company - LA GENERAL; 5.302 €/year - SAVING + 2.433 €/year

Community storerooms: Several storerooms have been put up for rent at a price of 50 € per month. If any owner needs more space and wishes to rent one they can apply to the Committee.

TV: An agreement has been reached with Pacheco for the distribution of the costs for the television to be more equitable in relation to the other Communities. What I want to say with this is that the monthly quota for the Community has gone down.

Internet & telephones: We have reached a very beneficial agreement with the Internet company for the Community.

This company has never paid anything for the use of the room situated next to the paddle courts. For this reason we have once again negotiated with Juan Luís, who understood the situation perfectly and we have reached this more beneficial agreement. At the Meeting I shall report to you in detail.

Pest Control: We have engaged the services of a new company for pest control whose service is more effective and offers a saving to the Community.

Previous company:

CONTRA PLAGA AMBIENTAL SL: 1.044 € / year - New company: SERVIPLAGA SL: 700 € / year - Total saving per year 344 € / year

Work sheets: A new work system has been developed in order to solve problems as quickly as possible. When a problem is found a work sheet is filled in by the consierge on duty which has to be approved by the President on duty or, in his absence, by the Vice-president. This is then followed through until the problem has been resolved.

If the problem is urgent whether by day or night the maintenance company is called immediately and they come immediately to the Community.

Sewage drains: We have had to call the company to unblock drains on certain occasions due to problems with blocked drain in the Community.

It would appear that these drains are situated at the entrance to the buildings at a depth of a meter or more. Some of them have been located and brought up to street level, then placing a manhole over them. The remaining drains will be treated likewise when they present any problems.

Consierge: I wish to inform all the proprietors that Samuel, the consierge who was engaged by the Committee from last year to substitute for Juan and Tommi is now on sick leave and has been claiming pay for approximately one year without working.

I should like the Assembly to ask for an explanation from the person who recommended him; this person was aware of the ailment of this boy but still recommended him and engaged him.

I do not know if a lot has been done or little, whether we have made mistakes or not but, what I do know, is that we have tried to do everything in the best way possible; we have always tried to keep disturbances to a minimum and, if there has been some disturbance, I offer my deepest apologies.

A reminder that the Ordinary General Meeting will take place on Tuesday, 25/10/11 in the Salón de Actos at the Tenencia de Alcaldía, La Cala, at 10 a.m.

José María Mariscal Pareja - President Cala Hills - Fase I