

**MINUTES OF THE COMMITTEE MEETING FOR THE ZEPHYROS VILLAGE  
2 RESIDENTS ASSOCIATION  
Held at no 48 Block 11 on Monday 18<sup>th</sup> Jan. 2010**

**Committee Present:**

John Lloyd	Chairman
Norman Stephenson	Vice Chairman
Andreas Ioannou	Spokesman
Betty Bulman	
Sandra Conner	Secretary

The Chairman, on behalf of the Committee and residents, would like to express his condolences to Graham Leese of the sad loss of Sue who died suddenly on Jan. 7<sup>th</sup> 2010.

**Minutes from the previous meeting:**

**Communal Charges**

Negotiations are still continuing regarding the overcharge on the electricity bills for the period May – November 2008. Artha supplied the electricity invoices for the period Dec 2008 – May 2009 and they show a similar usage as those for the same 6 month period in 2008. The invoices for maintenance of the swimming pool from PPC were also supplied by Artha Estates. These were checked by the Committee and were found to be correct. Artha Estates are to be asked to supply the estimate for maintenance of the swimming pool by PFA, the present cleaning company.

**Electricity Cables**

The cables which were connected to meter room 1 and 2 have been disconnected by Artha Estates.

**Abandoned Car**

The abandoned car in front of Block 2 was reported to Mandria Council, but it appears no action has been taken by them. Mandria Council is to be contacted again.

**Building Insurance**

Artha Estates confirmed that the residents would have to ensure that the common parts such as the swimming pool and walkways were insured against damage and accidents etc. The Committee is going to get quotes for this insurance which should work out at about EUR10 p.a. for each dwelling. This was to be added to the communal charges. It is recommended that home owners still have their own building insurance for their property

## **AOB**

### **Sub-Contractors**

The Committee has requested a list of all sub-contractors that visit the complex and their schedules from Artha Estates.. This is to ensure that the work is carried out and invoices are correct.

### **Heating of Swimming Pool**

A request has been made to the Committee as to whether the swimming pool can be heated during the winter months. Solar heating would be ideal, but due to the size of the pool, and the number of solar panels needed, and the safety aspect, it was felt that there wouldn't be enough space to accommodate the panels. A quote was obtained for the installation of 2 electric heating pumps, which was quite expensive, and the suppliers were unable to quote the running costs. It was decided that if any home owner/resident would be interested in this, then they should contact a Committee member. The cost of the installation and running costs would have to be added to the communal charges and it was felt that this would not be very welcome by residents especially those that do not live in the complex permanently or never/rarely use the pool.

### **Light Sensors**

Artha Estates were to be asked to quote for the installation of a light sensor so that the lights within the complex only came on at dusk and went off at dawn. This would save having to contact Artha Estates every few weeks in order to adjust the timer, and should reduce the amount of electricity used. Artha Estates were also to be asked to quote for the installation of a movement sensor light in the toilets under the swimming pool to prevent the lights being left on all day and night.

### **Vandalism**

A resident has reported that his car has been vandalised twice whilst he was in the UK. Each time a coin or screwdriver was scratched against the side of his car, causing damage to the paintwork. Another occasion his garden tap was turned on and the water was left to run. If any resident sees or notices anyone acting suspiciously on a property, especially if they know the owner is away, could they contact Kouklia police station – tel: 26812820

### **Community Charges**

The Committee was notified that due to an unintentional late payment by a resident, Mandria Council increased their community charge bill by 20%. The Committee is to find out whether the council can arrange for residents, especially those that live overseas to pay their bills by direct debit. If not, it was suggested that the home owner makes arrangements with a permanent resident/neighbour who can keep an eye on the post when the bills are delivered to the complex and can contact the homeowner with the amount due.

**Non Payment of Communal Charges.**

Artha Estates informed the Committee that there are a few home owners that have never paid any of their communal charges. This could be due to change of a contact address. Artha Estates were to be asked for the addresses within the complex of these non payers to find out whether the Committee can help them locate the owners.

**Managing Estate Company.**

PFA, the present cleaning company, were to be approached for a quote as to whether they can take over from Artha Estates as the managing estate company when the contract expires with Artha Estates in just over two years time.

There was no further business so the Chairman concluded the meeting.