

**MINUTES OF THE COMMITTEE MEETING FOR THE ZEPHYROS VILLAGE
2 RESIDENTS ASSOCIATION
Held at no 48 Zephyros Village 2 on Monday 14th June 2010**

Committee Present:

John Lloyd	Chairman
Kevin Spearing	Vice Chairman
Andreas Ioannou	Spokesman
Betty Bulman	
John Foster	
Sandra Conner	Secretary

Kevin was proposed and seconded to become Vice Chairman in place of Norman who has stepped down from the Committee. John Foster was proposed and seconded to become a Committee member and was welcomed by the Chairman.

Minutes from the previous meeting:

Proposed change of the property management company to PFA

The majority of home owners replied that they agreed to the change to PFA and so Artha Estates were notified accordingly and agreed to terminate the contract as from 30th June 2010.

Street Lighting rear of Blocks 1 and 12

Mandria Council confirmed that the street lighting would be completed when Zephyros Village 4 was completed, according to their plan.

Rent Tax

Mandria Council confirmed that any homeowners who let out their properties were to register with the council, who would then charge them a percentage of the rental income as a rent tax.

Community Charge Invoices

Mandria Council said that they could not place their invoices in envelopes before posting them into letter boxes.

AOB

PFA as the new property management company

A meeting was held with PFA and the Committee on 10th June to discuss the changeover and PFA gave to the Committee the proposed contract for the Chairman to sign. The contract was agreed by the Committee and was signed by the Chairman and witnessed by Andreas.

1st Annual General Meeting

The date was agreed for Thursday 24th June 2010 7pm at the swimming pool area and all residents would be invited to attend. Any questions should be sent to the secretary by e-

mail or passed to another Committee member before that date. Pambas from PFA would be present at the meeting to answer any questions from residents.

Swimming Pool

The pool is regarded as a private pool (for now) and no life guard was required. It was suggested that estimates be obtained for increasing the height of the fence and installing a fence on top of the wall all round to about 1.2 metres (4ft), blocking off 2 of the 4 entrances and installing gates at the entrances with a digipad lock. The digipad number would only be given to residents. This was to ensure that the pool was classed as a private pool, and to prevent people who lived outside the complex from walking in and using the pool which in effect could turn it into a public pool. They would be breaking the law by using the pool as no life guard was present.

The new pool rules will be sent to everyone shortly and displayed in both Greek and English in the pool area. All homeowners who let out their properties should ensure that their tenants are aware of the rules. The main problems were the taking of glass bottles mainly beer and wine, and glasses into the area which is strictly forbidden, no food to be consumed around the pool, children of 12 years and under to be supervised at all times and to using the pool after the stipulated closure times. There were rules laid out in the public liability insurance which covered this.

Considerable damage has been done to the pool liner because of sun tan oil floating to the sides. Residents are asked not to use sun tan oil before entering the pool, and to shower before using it.

A complaint was made to a Committee member about a lady who was sunbathing topless. It was pointed out to her that it was a family pool, overlooked by several residents including children who lived and were on holiday here and could be offensive. The lady was asked to put her top back on.

Repairs and Maintenance

As time progresses it is inevitable that more money would have to be spent on repairs and good maintenance in order to prevent a major repair job. It was suggested that sometime within the next year a contingency fund is set up to cover emergency repairs.

A resident has enquired as to whom was responsible for painting of the rails and banisters in the communal areas, and it was decided to ask PFA for an estimate when they took over the management, to review the rails and fences that needed repainting.

Payment of Communal Charges

PFA now have a direct debit facility to pay communal charges which would be of benefit to home owners who lived abroad. Details of the payment facilities would be sent out to all home owners by PFA after they take over the management. A deposit of EUR 100 would be required from all home owners.

Complaints about individual residents.

If the Committee received a complaint about a resident and it could not be resolved by the Committee, then PFA would be asked to deal with the matter after they took over the management.

Parking

A number of complaints have been received by the Committee about the parking of vehicles in other owners' car park places. This is especially a problem on Blocks 1, 7, 8 and 9. Residents are asked to ensure that they use their own allocated car park place and if owning a second car, then to ensure they either use a common area place or gain permission from another owner who is not resident at the time to use their allocated space in order that they may then let you know when they need to take back their allocated parking space. On no account should vehicles owned by non residents be parked in the car parks unless visiting, and if anyone discovers this could they report it to a Committee member.

Pump Plant

PFA said an initial inspection has revealed that the pump plant has been poorly maintained as is not working properly. The pumps are blocked by sludge which would have to be removed and suggested that the grass areas be removed as the grass roots were affecting the system. PFA would be asked for an estimate to remove the grass and cover with gravel. PFA have also suggested that the water produced by the system could be used for watering the garden areas and residents could also link up to the system for watering their gardens if situated near the present irrigation system thus saving on water bills.

Blocking of Communal Areas.

A complaint was received by a Committee member about a resident who was blocking up the communal passageways with personal possessions and chairs. This could prevent emergency vehicles from reaching the apartments and prevent cleaning of the communal areas. The owner was contacted and the items were removed.

Contacts

PFA have said that any queries concerning the management of the complex should not be directed to their staff working on the complex, but should be given to a Committee member who would pass it on to Andreas, the spokesman, for informing PFA. The exception being any queries relating to the payment of communal charges when homeowners should contact PFA directly.

Bike Ramp

A Committee member has received an enquiry about installing bike ramps within the complex as several residents have bikes either chained up or stored. It was suggested that the area which was currently grassed over near the pump plant could be used. An estimate would be obtained by the Committee.

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

