

**MINUTES OF THE 1<sup>st</sup> ANNUAL GENERAL MEETING FOR THE ZEPHYROS  
VILLAGE 2 RESIDENTS ASSOCIATION  
Held at the Swimming Pool Area on Thursday 24th June 2010 7pm**

**Committee Present:**

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

**Also Present**

Pambas	PFA
Ioulia	PFA

**WELCOME**

The Chairman welcomed everybody to the meeting, this being the first annual general meeting of the residents association. The committee introduced themselves to those attending.

**CHAIRMAN'S REPORT**

The Chairman explained why the committee had to be formed due to Artha Estates refusing to listen to individual complaints and would only listen to one person nominated by a committee.

He stated that the first objective was to voice concerns over the cleaning of the complex. Artha Estates gave notice to the cleaning company and PFA were contracted to take over. In his opinion they have proved very satisfactory. He mentioned the pigeon problem and how some success has been achieved in eliminating them. He said that as Mandria was a nature conservation area, no poison or shooting was allowed. He then went on to mention the problem of the overcharge of the electricity for the period July-Dec 2008. Complaints were made to Aristo and they agreed a refund of EUR3,600. This was not satisfactory and further requests were ignored. A letter was sent to Aristo's parent company and this resulted in a further refund of EUR4,500. The refund in total wasn't what the committee asked for but probably the best they could achieve. He also mentioned the problem of the pool maintenance and usage such as outsiders using the pool, noisy holidaymakers and lack of supervision of children. These problems should be reduced when the new EU directive is enforced which will raise the pool classification from Communal to Private. In order to achieve this, the fences around the pool have to be raised and the entrances gated with a digibox for authorised users only having the code. Other complaints received were noisy neighbours, car parking, and noisy dogs. These were problems which in most cases could be sorted out ourselves, but he said that the committee is not a police force and had no authority to enforce common sense behaviour nor do the committee have any funds to implement major changes.

He said that PFA were contracted to take over the running of the complex from July 1<sup>st</sup> 2010 with the approval of the majority of homeowners. Sites which were managed by PFA have been inspected by the committee and he was confident that PFA could do a far

better job and cheaper than Artha Estates. He said that PFA have suggested that a contingency fund should be set up to meet the costs of any major repairs. The fund would be managed by the committee but collected by PFA.

Summing up, the Chairman said that in the short time the committee have been in position, that a lot has been achieved in putting in place a fairer and more efficient system of management.

He then passed his thanks to the committee members for their efforts and hard work, and their unflinching support in making his life easier by making all the meetings constructive and carried out harmoniously.

Finally, he paid tribute to Norman Stephenson who has stepped down from being a committee member, thanking him for all his efforts using his experience and common sense.

The Chairman then thanked everyone for listening to him

### **Secretary's Report**

The secretary said that communication was important and she was trying to establish an e-mail address book for all those homeowners on line, to let them know what was going on, as this was the cheapest and most efficient way of communication. There were about 84 people in her address book at the moment. She was aware of some homeowners who were not on line, and a copy of any notice or minutes was always printed and placed on the notice board near the pool area. Due to the high cost of ink cartridges, she said that she was unable to print a copy for everyone who didn't use e-mail.

She said that if any homeowner or resident was aware that a neighbour wasn't receiving any information from the committee then could they let her know.

The secretary thanked all those people that had sent e-mails of support throughout the year, thanking her and the committee for their time and efforts. She said that this was most encouraging and appreciative and asked to keep them coming. She said that the e-mails were forwarded to other committee members.

### **AOB**

The Chairman said that some questions had been received from absent homeowners and these would be read out and answered by the committee

### **Request for installation of Bike Racks**

In reply to the request for installing a bike rack or racks, cost and location were very important. Estimates would be obtained for installation and the homeowners and residents would be asked for their opinions

### **Parking Problems – what can be done and maintenance of roads.**

Common sense was to be used in parking areas where there was a shortage of spaces especially by those with more than one car and to use the common parking places if necessary. If parking on a road such as outside the houses was necessary, then residents should ensure that their car was parked in such a way that would not prevent other vehicles from passing. There should be no parking on pavements as this would block pedestrian's access.

Maintaining the road would be met by homeowners or tenants who pay communal charges.

To prevent unauthorised vehicles from entering the complex would be impossible but the situation would be reviewed when Zephyros 4 was commenced again if construction vehicles such as cement lorries were using our road as a short cut to the site. If this was to happen, then Aristo would be asked to ensure this was stopped immediately.

### **Request for Street Lighting rear of blocks 1 and 12.**

As stated in the previous minutes, the council said that the lighting would be installed when Zephyros 4 was completed, according to the master plan. The council have been approached again about installation as that stretch of road was so dark at night, an accident could occur. The council said that the matter must be referred to Aristo as it wasn't their responsibility. This would be taken up with Aristo.

### **Communal Invoices – How do Aristo intend to return deposits?**

The final bill from Artha Estates covering the period Jan-Jun 2010 would be deducted from each homeowners deposit and if money was owing to the homeowner, then Aristo would repay by sending them a cheque. If money was outstanding with Aristo then a further invoice would be sent to them showing the figure outstanding including the deposit deducted.

PFA stood up to explain how their invoice system worked, and a deposit of EUR100 would be required from every home owner. They said that if ever anyone had problems paying them they would be sympathetic to their problems and advise accordingly.

### **Poor maintenance of the Garden Area between Zephyros 1 and 2**

A resident informed the committee that this garden area was badly in need of attention. Aristo have informed the committee that the garden was maintained by them but the cost was split between Zephyros 1 and 2. The garden would be handed over to the council when the whole project was completed. Aristo would be contacted about this.

### **Is there a Rat and Mice Control programme?**

The problem has only affected a few residents which they dealt with themselves, and no such plan was in place. The situation would be reviewed if it got worse.

### **Ambulance Service**

A committee member was informed that on two recent occasions when ambulances were called to reach the complex urgently, the drivers were not aware of the location of Zephyros 2 and had to be guided in by residents waiting in the village for them. The council have been informed, and they have promised to provide a map of the village to the General Hospital

### **New Committee members.**

The question was asked whether new members elected to the committee should be voted in by homeowners. Due to limited resources, the committee, as representatives of the homeowners, felt that it would be easier if they elected a new committee member if the occasion arose. PFA said that if no constitution was in place, then the committee rules

were used as stated in the Immovable Property Laws but we should set up our own constitution.

**The Chairman then asked those present if they had any questions.**

**Purpose of the Formation of the Committee**

The question was asked why the committee was getting involved in matters other than the maintenance problems as this was surely why it was formed. As stated in the chairman's report the committee was formed to be able to communicate with Artha or Aristo on all problems relating to the complex. The committee represent the homeowners and residents interests and to ensure we all got fair value at minimal costs.

**Who makes the decision to pay for major repairs?**

If urgent major repairs were required then quotes would be obtained and put out to the vote to decide if a large sum of money was to be spent.

**When would Title Deeds be issued?**

It was usual to wait for 5 years after purchase, but Aristo would be contacted to find out. Aristo had a good reputation for the issuing of title deeds.

**Cleaning – who pays for communal areas of apartments?**

The cleaning of the communal areas to the apartments was shared by the apartment owners, and house owners did not pay for this. The cleaning of roofs to the houses had to be met by the owners as the apartment roofs were regarded as communal. PFA could be asked to provide a cleaning service for the individual houses, the cost of which would still have to be met by the house owner.

**Can the S/Pool Notice Board be replaced?**

The swimming pool notice boards are to be replaced as they have faded. New notices, showing the revised rules, both in English and Greek, were to be installed soon. PFA said that the Ministry of Health were testing every pool to ensure it was up to standard

**Pigeons still a problem**

It was stated that pigeons still appeared to be a problem and so PFA would asked to deal with this when they took over the contract. It was suggested that ultrasonic scarers could be installed, and might be worth considering.

**Provision of Sun Canopy**

The question was asked if some sort of permanent canopy could be provided in the swimming pool area to provide some shade. This could be very expensive to build and users should provide their own sun shades

**Water from swimming pool showers and irrigation**

The question was asked if water from the swimming pool showers ran into the swimming pool. This water ran into the sewage system and not the swimming pool. The water produced by the biological plant, when it was working properly, could be used to water

gardens and residents could easily connect up to the irrigation system for watering their own gardens. Individual homeowners would have to pay for their own connection. PFA said that this water was for gardens or toilets only and must never be used for drinking

.

**Unpaid Communal Charges – what action?**

The question was asked about what action would be taken against those homeowners who had never paid any or very little of their communal charges. Aristo have said they would either take legal action or could prevent the issue of their title deeds until the bills were settled.

There were no further questions from those present.

**Next AGM**

The Chairman said that the date would be 23<sup>rd</sup> June 2011.

**Close**

The Chairman thanked everyone for attending and closed the AGM