

**MINUTES OF THE COMMITTEE MEETING FOR THE ZEPHYROS VILLAGE
2 RESIDENTS ASSOCIATION
Held at no 43 Zephyros Village 2 on Friday 8th April 2011**

Committee Present:

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

Minutes from the previous meeting

Pool Border

A committee member received an estimate from Shipshape that to replace the liner would cost, at the present time, about EUR6,000 which had a 10 year guarantee. As mentioned previously, provided the border was cleaned regularly of suntan oil stains, it wouldn't need replacing for another 2 years.

Blocked Drain

PFA reported that the drain, which had been installed by Aristo sometime in 2009 which is on the corner of the road to the houses had been intentionally blocked by the PFA engineer to prevent rain water containing loads of mud, stones etc getting into the BIO plant circulation. This rainwater could cause mechanical and biological problems for the plant. A solution to this would be to install a pump which would send rainwater straight to the absorption tank but this would involve the installation of a 3 phase power supply. PFA said that we could leave things as they are but to expect a pooling of rain water when it did rain. A committee member suggested that a cheaper solution could be to install a non-return valve to the drainage pipe. The committee would discuss this further with PFA.

Stairwell /Wall Lights

PFA are to be requested for an estimate to replace damaged stairwell lights and to replace a number of broken wall lights around the car parks.

Suggestion Box

A Suggestion Box has been installed on the fence just below the notice board. Any suggestions must be from residents of Z2 only and signed.

Voting for New Committee

John Lloyd is not standing for re-election as he will be spending more time in the UK, and Kevin Spearing will not be standing as he is moving to another part of Mandria and therefore will not be eligible. To date, there is 1 volunteer to stand for election as well as Andreas, Betty and Sandra who have agreed to stand for re-election. If any resident would like to volunteer, could they contact the secretary or another committee member.

Voting forms will be sent out by e-mail and also placed into the letter boxes of residents not on line, some time early May. It is anticipated that the new committee will be formed by the end of May. The maximum number of members permitted is five (Rule 36). As mentioned before only those homeowners who are fully paid up with their communal charges both with Aristo and PFA are permitted to participate and vote. (Rule 31 Immovable Property Law 1993 Appendix Section 38T) The secretary will be supplied with lists of paid up homeowners from both Aristo and PFA.

AOB

Complaint to Mandria Council

The secretary reported to the committee that she had received an e-mail from the local council – quote “I would like to inform you that I have a lot of complaints from residents who stay in Zephyros 2 that children make a lot of noise and damages” unquote.

The secretary replied to the council that where the children play is a recreational area and you cannot prevent children from making a noise whilst playing. The secretary asked for the names of the residents who had complained and details of the alleged damages. To date the council has not replied.

The secretary said that she had received one written complaint and one verbal complaint from the same homeowners and suggested they speak to the children’s parents. The secretary on behalf of the committee has replied to these home owners. The secretary told the committee that she had already asked the children not to play ball games in the car parks because of the possible damage to cars and the children have complied with this.

Theft of Motorised Bikes.

Two bikes, one a quad bike and the other, a new yellow motorised children’s bike were stolen recently overnight from the complex. Police later found the quad bike abandoned on the waste ground to Zephyros 4, but there has been no trace of the other one.

CCTV Cameras/ Security Barriers

Following on from the above theft, a resident has asked the committee whether CCTV recording cameras could be installed in the car parks. Apart from being expensive to install and run, a committee member advised that possibly any recorded incident would not necessarily be accepted as evidence by the police. It was felt by the committee that there was nothing to stop any homeowner from installing their own security cameras, or even dummy cameras which could act as a deterrent. PFA were asked their advice about the installation of swipe card or digicode barriers and they advised that in some complexes this would be OK but not in ours due to problems which could occur with short term holiday makers unable to enter the complex as they didn’t have a swipe card or had forgotten the digicode number.

Title Deeds

The Cypriot Parliament recently passed legislation whereby owners of houses or apartment may now legalise their property for a fee and secure a final certificate of approval and the title deed. The committee has tried to find out more information about this but nothing more is known yet. If any homeowner knows more details could they inform the secretary for passing on this information.

The secretary told the committee that she has asked Aristo for an approximate figure for obtaining the title deeds to enable all homeowners to plan ahead for this sum to be available if homeowners wish to obtain their title deeds. Aristo have agreed to reply to this request.

Bird Scarer

A committee member, who owns another property, has obtained a bird scarer which he placed on his roof. When a pigeon lands on the roof, the sensor triggers a recording of a loud cry from a bird of prey to scare off the pigeons. The volume can be adjusted, but it was reported that neighbours were complaining about this noise. A large imitation owl is also to be tested. The committee member said that glue, spikes and nets proved ineffective. Results would be reported to the committee.

Repairs to Communal Walls

PFA would be asked for an estimate for repairs to a communal wall of a staircase to Block 5 after a resident notifying a committee member.

Direct Debit for Electricity Bills

A home owner reported to a committee member that he had no electricity connection when he came out for a holiday recently. In the electricity cupboard, the lead seal was broken to the main fuse to his apartment and another fuse in the same block was also found to be broken. This was reported to EAC who confirmed that they had broken the seals to disconnect the supplies due to unpaid bills. In both cases the homeowners hadn't received their bills and had no direct debit facility set up with EAC. Re-connection was resumed within 24 hours of payment being received.

The homeowner had let his apartment for a week during the summer to a holiday maker who had allegedly used the air-con 24/7 and had run up a huge bill for the homeowner which far exceeded the rental income. The homeowner said that when power was re-connected, the air-con immediately came on which indicated it could have been running for some time after the apartment was vacated. It is advisable to install a timer on air-con units if an apartment or house is let to a short term holiday maker during the summer months

There was no further business so the Vice Chairman ended the meeting.

