

**MINUTES OF THE 2<sup>nd</sup> CALL ANNUAL GENERAL MEETING FOR THE  
ZEPHYROS VILLAGE 2 RESIDENTS ASSOCIATION  
Held at the Mandria Community Hall on Thursday 30th June 2011 7pm**

**Committee Present:**

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

**Also Present**

Pambas	PFA
Andonis Vafeas	Lawyer

The AGM was recorded.

**WELCOME**

The Chairman welcomed everybody to the meeting, this being the second call annual general meeting of the residents association, and then read out Rule 21 of the Immovable Property Law of 1993 Section 38T

“As there is also no quorum present at this general meeting, then this general meeting is to commence half an hour after the time set for the general meeting, the persons who are present and entitled to vote constitute the quorum”

The meeting then commenced at 7.30pm

**CHAIRMAN’S REPORT**

The Chairman stated that the initial reason for the formation of why the committee had to be formed was to deal with Artha Estates, the outcome of which was the appointment of PFA to manage the complex, which in his opinion had resulted in a much more satisfactory state and at a more reasonable cost. He said that due to the committee’s negotiations with Artha Estates, it resulted in a refund of the electricity used by them to build Zephyros 1, and this was compounded with our initial deposits which were set against any monies in lieu of management fees due to Artha Estates. Artha Estates eventually issued refunds to those homeowners who were in credit with them.

He went on to say that when PFA took over, several cases of neglect manifested themselves, the most serious was the need to replace the pumps in the biological plant due to lack of maintenance. The committee asked PFA to carry out improvements which in the long term should have financial gains such as the use of waste water for irrigation and light sensors for street lighting. He said another potentially costly, but necessary repair is the painting of the apartment roofs of blocks 1-9, some blocks being in a worse state than others, and so it was suggested that in order to spread the costs, this should be carried out over three separate billing periods, the worst blocks being done first.

He said that in order to save costs, some of the committee and several volunteers painted the fences around the pool and refuse area, paint and brushes being supplied by PFA.

He said that many of the questions asked at the previous AGM had been addressed by the committee such as swimming pool notices, returned deposits, the garden area between

Zephyros 1 and 2, a map for the ambulance service and waste water for irrigation. Other problems are still ongoing such as Title Deeds, pigeons, and lack of consideration by some residents in respect of their neighbours concerning the problem of noisy dogs. He then said he would like to mention if any resident has any queries or complaints could they forward to the secretary by e-mail, or use the Suggestion Box that is situated below the notice board.

He then mentioned that one of the most common questions that the committee was asked concerns the law. Many quote UK law but Cyprus has its own rules and laws and whilst both UK and Cyprus are members of the EU, and are bound by these laws, there can be a difference of interpretation. He said that most homeowners are pleased with the efforts of PFA and the economical savings which have been achieved and looking forward, he hoped that PFA will continue with their high standards whilst keeping the inevitable cost increases to a minimum.

Finally, he said that he would like to thank other members of the committee for their commitment and hard work and special thanks to Kevin who is stepping down from the committee. He then said he would also like to thank all the people who have replied to Sandra's e-mails giving their support and to thank the people who have supported him over the past two years and he wished good luck to the new committee.

### **Minutes for 2010 AGM**

The Chairman announced that the previous minutes for the 2010 AGM were to be read out by the Secretary. The Secretary then read out the minutes of the 2010 AGM, and the Chairman then proposed that the minutes were approved, and seconded and were signed by the committee.

### **Voting**

The Chairman then stated that there were 44 votes received by proxy and 10 votes were received by those present at this 2<sup>nd</sup> Call AGM. He then declared that the new committee had been elected for the next two years.

### **New Committee**

The Chairman announced the names of the new committee: Andreas Ioannou, Betty Bulman, Alan Westgarth, Agnes Wharrie and Sandra Conner. He said that the election of a new Chairman and Secretary would be decided by the new committee.

### **Acting Chairman**

The outgoing Chairman then stepped down and Andreas Ioannou then took the chair as Acting Chairman. The Acting Chairman then gave his thanks to the outgoing Chairman on behalf of the committee and the homeowners and residents

### **ANY OTHER BUSINESS**

There were several questions received which were read out by the Acting Chairman

### **Pigeons**

A homeowner has enquired whether trees can be planted around the complex to encourage the pigeons to roost and keep them away from the complex. Sandra replied

that the pigeons that roost in trees were wood pigeons and the ones that live around the complex were not that sort, so trees would make no difference. Andreas said it was an on going problem and would welcome suggestions from homeowners in trying to resolve the problem.

#### **Zephyros 4**

A homeowner asked whether the rest of the Zephyros villages would ever be completed. Sandra said that according to Aristo, Phase A of Zephyros 4 was to be completed by the end of December 2011. When asked whether this included landscaping Aristo said that everything to do with Phase A would be completed by that date.

#### **Street Lights**

A homeowner enquired when street lighting would be installed along the road to the rear of Block 12 and asked why Zephyros 1 has them and not Zephyros 2. Sandra said she had asked Aristo if they could check the master plan but up to the time of this AGM no reply had been received from them. Aristo would be contacted again. Andreas said he would look into the health and safety aspect.

#### **PFA Payment changes**

It was stated by a resident that PFA had failed to give homeowners notice of the changes to their payment system. PFA replied that they couldn't change the payment system now but interest will only be charged to homeowners who after the 60 days deadline had not settled their account. This was the same as previous invoicing for July-Dec 2010. This would give time for owners to realise the new payment terms. Andreas explained that 5% discount used to be given if payment was made by 40 days from date of the invoice, and now payment due date is 30 days and no discount given. PFA were asked why this was necessary and they explained it was due to monthly payments for the complex for the communal utilities, although it was not a problem to them. Andreas said that we would discuss this further with PFA.

#### **Swimming Pool**

A house owner complained that recently the pool water had been very cloudy and covered with bugs and flies. PFA replied that the button on the pump timer had stuck on several occasions. This had now been put right. Andreas said that the pumps were working 12 hours a day during the hours 8am to 8pm. PFA explained that the pumps could not be switched on at night due to the noise they made. According to our contract, PFA pool cleaners would visit three times a week from July 1<sup>st</sup> and extra inspections and cleaning would take place if necessary. Andreas said the pool is now very clear.

#### **Play Area**

It was asked whether a notice could be put up in the grass area stating that this area is a children's play area. This was due to a resident recently putting up their own notice stating that no football was allowed. Andreas explained that the same residents had called the police and fortunately he was there and was able to explain that this was a play area. The police said to the residents who complained that they (the police) cannot do anything as this is indeed a play area and children are allowed to play there. Sandra then said that

some of the children who play football in that area could kick a good ball and what no one wanted to see was some young child who was in either the children's pool or playing around the pool, be smashed in the face or hit on the head with a stray ball. She said that children get excited and you can't expect them to control their games all the time. This would be discussed by the new committee.

### **Apology**

The Acting Chairman then said that Mr Charlie Davis, a non resident, but joint owner of apartment no 113 had something to say. Mr Charlie Davis then apologised for what happened at the 1<sup>st</sup> Call AGM last week.

### **NEXT AGM**

The Acting Chairman said that the next AGM would be held on 21<sup>st</sup> June 2012.

### **CLOSE**

The Acting Chairman said that a committee meeting would be held very soon to elect a new Chairman and Secretary. He thanked everyone for attending He said that the new committee would try their best to deal with the many problems that still had to be dealt with and at the same time ensuring that we kept our communal charges low. He said there were issues to be discussed which are to happen over the next one to two years. He advised homeowners to check their invoices from Aristo, as accounting errors had been discovered. He said that we managed to get away from Aristo before the 5 year contract ended so now we are going to see how things with PFA proceeds.

There was no further business so the Acting Chairman then closed the meeting.