

**MINUTES OF THE COMMITTEE MEETING FOR THE ZEPHYROS VILLAGE
2 RESIDENTS ASSOCIATION
Held at no 48 Zephyros Village 2 on Monday 4th July 2011**

Committee Present:

Andreas Ioannou
Betty Bulman
Sandra Conner
Agnes Wharrie
Alan Westgarth

Elections

The new committee made the following elections;

Chairman	Andreas Ioannou
Deputy Chairman	Alan Westgarth
Secretary	Sandra Conner

The Chairman welcomed the new committee.

Agenda

Members' responsibilities

It was decided by the new committee that each member would be responsible for certain areas within the complex including the cleaning, maintenance, swimming pool, lights etc in their particular area. Any complaints or queries should be forwarded to the secretary as normal or placed in the suggestion box under the notice board and these would be forwarded on . When any member was absent, say due to holidays, then the secretary would take over their area.

Voting Numbers

The secretary said that the final number of votes for each candidate received by proxy and at the AGM was as follows:

Andreas	- 54
Betty	- 51
Sandra	- 55
Agnes	- 50
Alan	- 47

The voting papers plus a copy of last year's minutes which were signed by the previous committee would then be passed to PFA for checking and for conformation that the election of the new committee was done within the laws of Cyprus.

Any Other Business

Unpaid Communal Charges

A resident has asked when something will be done about non-payment of communal charges by some home-owners and whether these people can be named by asking if PFA could place a list on their notice board. Andreas said that PFA must deal with all matters

relating to payment of communal charges. A member asked that in addition could PFA state that these homeowners and any tenants in their properties were not allowed to use any of the facilities such as the swimming pool whilst their communal charges remained outstanding. PFA would be contacted about this. PFA have already informed Andreas that court proceedings against those homeowners who hadn't paid their deposit and their first invoice would be started in September.

Contingency Fund

A resident has asked whether it was about time that we started a contingency fund to cover future expensive maintenance projects. The chairman said that in about two to three years time, the pool liner needed to be replaced, as well as the painting of communal areas. After the first five or six years, all buildings will need maintenance work in order to prevent bigger problems so it is better for us to be prepared. It was therefore decided by the committee that an amount based on EUR12 per dwelling, depending on the size of the property, would be added to all future invoices.

Play Area

In addition to the concerns over stray balls hitting young children in the children's pool, a member said that children playing in the play area must be careful not to cause damage playing ball games as this has already happened on a couple of occasions with broken pool lights. It would be advisable if football wasn't played there as the area is too small. Soft ball games would be ideal. It was decided that the parents of any child causing damage must be responsible for the cost of repairing the damage and this should not be added to the communal charge repair costs. It was agreed that a notice in both Greek and English would be put up in the play area stating that this was a children's play area for use by all residents. PFA would be contacted about this.

Committee Members

A resident has asked whether non residents can become committee members. The committee discussed this, and decided that as the number of members is limited to 5 under our constitution, all members must be resident in the complex. The committee felt it was unreasonable to ask anyone living outside of the complex to come out at short notice and deal with any problems that had occurred. It was also unreasonable to expect the other committee members to take the non resident's share of responsibilities for any problems just because that member was not resident. It was also felt that it would be difficult for a non resident member to check on the day to day inspection of cleaning etc.

Spikes for the Roof of Block 4

A resident has asked the committee whether spikes to deter the pigeons could be installed on the roof of Block 4. The committee decided that residents must make their own arrangements to install spikes if they wanted them over any particular part of the roofs to their apartments.

Land Registry

A resident has enquired whether the committee knows what the Land Registry reference "AX" stands for. The AX number is a unique reference number issued by the Land Registry when an application is made to do something regarding a Title Deed. The Land Registry will issue Aristo an AX number when they submit (or have submitted) an application for Title Deeds. A homeowner can't apply for an AX number himself but Aristo should be able to advise a homeowner of their application's AX number.

Dogs

It was mentioned by a committee member that a number of complaints had been received lately about noisy dogs - owners going out for the evening and leaving their dog(s) in their gardens so they were unable to be restrained from barking. Also dogs were seen being allowed off the lead to roam freely about the complex including in people's gardens, the play area and swimming pool area. A copy of the letter from the local council regarding the keeping of dogs would be given to these owners. If the problems still occurred then the owners would be reported to the local council.

Apartment Roofs/Maintenance

Andreas said he was going to enquire with PFA to find out if they had notified those homeowners who had leaking water tanks, and when they were going to start the painting of the three apartment block's roofs. He said he would also chase them up about when they were to repair holes in the rendering of some communal areas to the apartments, and also when they were to complete the painting of the communal rails. Two complaints had been received recently that some of the rails to Blocks 4 and 6 had not been finished. PFA have confirmed that painting of the rails will be completed by next week.

Lawyers Fees

Andreas said he was notified that the lawyer's fees for attending the second call AGM were EUR150 plus vat.

Refuse Area

A member said that due to the holiday season starting, the bins were getting full again between the bin collection days of Tuesday and Friday mornings. A similar thing happened last year, so the committee are asking everyone to place their garden waste in plastic bags and stack them neatly alongside the wheelie bins to save room for domestic refuse. On several occasions open and tied carrier bags of kitchen waste had been left on the ground in the refuse area because the first three wheelie bins were full. The committee are asking all residents to be considerate in disposing of their rubbish to avoid attracting vermin to that area. PFA would be asked to provide suitable notices.

Pigeons - Volunteers needed

A suggestion has been received from a resident whether we could have a volunteer or volunteers from each apartment block to go up on the roofs of their block and regularly clear away the pigeons' nests and eggs. A member said that a resident has cleared away about 80 pigeon eggs alone from the roof of Block 6. Alternatively, instead of removing the eggs, it was suggested that they were pierced. This would prevent the eggs from

hatching, but the pigeons wouldn't build more nests and lay more eggs. This apparently is proving successful in the UK to keep the pigeon population down. We have a volunteer for Block 5 and also Block 6 so if any resident would like to volunteer, could they contact the secretary. Any person going up on the apartment roofs does so at their own risk.

Play Area for use as a Picnic Area

The request for comments about whether to install picnic tables, chairs and matching umbrellas in the play area had a good response which was very encouraging. Most people said it was a good idea, but they were against it as they felt it would cause litter which would already add to our mice problem during the summer months. A few suggested that it might attract vandalism and two said it might encourage late night parties. Two homeowners said they would like to see matching loungers and umbrellas for the pool area. However the committee felt that as most homeowners had their own equipment now it would be wasted money.

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