

**MINUTES OF THE COMMITTEE MEETING FOR THE ZEPHYROS VILLAGE
2 RESIDENTS ASSOCIATION
Held at no 31 Block 7 on Saturday 27th March 2010**

Committee Present:

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

The Chairman informed the Committee that as he is shortly visiting the UK for a few months, Norman would take over the position as Chairman for the time being.

Minutes from the previous meeting:

Communal Charges - Electricity Charge June-Dec 2008

A letter signed by the Chairman was hand delivered to the office of the head of Aristo in Paphos regarding the overcharge of electricity. To date he has not received any reply, and it is now proposed that a letter would be sent to Aristo's parent company Dolphin Capital Investors Ltd. It was also proposed that a letter should be sent to the Department of Consumers Affairs in Cyprus which deals with complaints about developers.

Building Insurance

It was decided to wait before approaching Aristo concerning the insurance of communal parts in case there was to be a change of the property management company to PFA

Light Sensors

Artha Estates have quoted a reasonable cost of supplying and fitting light sensors to each meter room and a movement sensor for the swimming pool toilets, and so would be asked to fit these as soon as possible.

Community Charges

Mandria Council confirmed that overseas residents could pay their community charges by opening a bank account with the local Co-op bank and setting up a direct debit facility. They could not arrange any facility with another bank.

Non Payment of Communal Charges.

Aristo have given the Committee a list of those home owners who have never paid, or have only paid very little of their communal charges, together with the amounts outstanding. The Committee felt that although it was not for them to "name and shame" those home owners, it was agreed that these home owners should get in touch with Aristo as soon as possible to prevent Aristo from taking possible legal action.

Proposed change of the property management company to PFA

A letter from the Chairman was sent out by e-mail or manually to all homeowners who have been in contact with the secretary over the past few months, proposing the above change. To date about 50 homeowners have agreed to the change. However it appears that some people never received this e-mail so it is to be resent together with replies to the questions that have been asked by those homeowners who did reply.

AOB

Bio Plant

Due to problems with one of the two pumps, Artha have replaced the faulty pump, which should still be under guarantee. This is to be checked by a Committee member to ensure that the cost is not added to the communal charges if the guarantee is still valid.

Pigeons

PFA are to be requested to remove the tiles near the pool edge in time for the swimming season. Pigeons are still a problem in Mandria as a whole.

Rats

Rats which seemed to be coming from the unfinished Zephyros Village 4 site were causing a problem to some residents. A vermin control company was called in to set traps and they have been successful (at least for now) in getting rid of the rats. The cost was borne by those residents affected.

Street Lighting rear of Blocks 1 and 12

Requests have been received by the Committee to enquire whether Mandria Council intends to erect street lighting along that stretch of road similar to lighting that has been erected to the rear of Zephyros Village 1 along the same stretch of road.

Rent Tax

A home owner who lets out his property on a long term basis has been informed by Mandria Council that he has to pay a rent tax on his property, which was quoted at about EUR200 p.a. A Committee member is to find out further information on this as it appears to be unheard of, and only charged by Mandria Council.

Community Charge Invoices

At present Mandria Council hand deliver their invoices for the community charges by placing a sheet of loose paper in each home owner's post box. Junk mail is also placed in the post boxes, and the lids are left open for the wind to blow the mail away, and rain to get in. Due to some home owners not receiving these invoices, Mandria Council is to be asked whether they could place their invoices in envelopes to provide some security in the post boxes. Home owners should be reminded that these bills have to be paid by the date indicated in their bill i.e. 11/12/2009, payment after this date will result in an extra 25% being added to the bill, and then if payment hasn't been received by 31/3/2010, then legal action is taken.

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

