

Minutes of the first meeting of the Committee for the Zephyros 2 Residents Association held at Apt 31 Block7 on 7th Sept 2009

Committee Present:

Betty Bulman
Sandra Conner
Xanthos Pychides representing Andreas Ioannou
John Lloyd
Kevin Spearing
Norman Stephenson
John Wright representing Carole Wright

Introduction:

The Committee were asked to vote for the election of a Chairman, Vice Chairman, Spokesman and Secretary. John Lloyd was elected as Chairman; Norman Stephenson was elected as Vice-Chairman, Andreas Ioannou was elected as Spokesman, and Sandra Conner was elected as Secretary.

The Chairman then welcomed everyone to the first meeting and the following was discussed:

Aims and Objectives

To improve facilities at minimal cost and to get value for money

Communal Charges:

The high electricity charges for the period June to December 2008 was the concern for the majority of home owners and it was decided that John Lloyd's letter dated 29th July 2009 was to be represented to Artha Estates in order to get the details of the electricity usage as well as the non cleaning of communal areas, swimming pool repairs and lack of general maintenance. The question of non payment of this communal charge was raised as to whether Artha were entitled to charge 9% interest on late payments until the issue was resolved, and it was agreed that this would be taken up with Artha Estates

Action: John

The electricity meter readings and connections for the lighting, and the water meter readings for the pool were also to be investigated.

Action: Norman

Control of Pigeons:

It was decided that a letter to the Muktar of Mandria was to be sent in order to find out by what method the pigeon nuisance can be controlled, and who is responsible.

Action: John

Swimming Pool:

The swimming pool repairs and maintenance were unsatisfactory, and it was decided to take up the matter with P.P.C. Ltd in order to obtain details of their maintenance records, contract details etc; and to obtain quotes from other pool maintenance companies.

Action: Kevin

General Maintenance:

The lack of cleaning and maintenance is unacceptable, and the committee agreed to look into the possibility of replacing Artha Estates when their contract terminates at the end of 2011. A two year notice is required by Artha it was noted that a decision has to be made by end of December 2009. It was agreed that the committee would contact other residents associations to see how the payments of the communal charges could be controlled.

Action; Betty

Communication

It was agreed that communications from/to residents would be via a web rather than e-mailing the committee members, so Chris Stylianou would be requested to design a suitable web. For those residents not on line, a letter to the Secretary or Chairman would be acceptable.

Action: Sandra

Next Meeting

It was agreed that this would be left open, pending the reply from Artha Estates to John Lloyds' letter.

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