

**MINUTES OF THE MEETING OF THE COMMITTEE FOR THE ZEPHYROS 2  
RESIDENTS ASSOCIATION**

held at Apt. 31 Block 7, on Monday 28<sup>th</sup> Sept 2009

**Committee Present:**

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

**Minutes from previous meeting:**

**Communal Charges** –see Vice Chairman’s report

**Control of pigeons**

A house owner was going to try his own method of placing a net with plastic spikes on their roof to see if this would be successful. Other methods such as an ultrasonic alarm and a stuffed owl were also suggested. A letter was to be sent to the Muktar of Mandria to find out what method has proved successful in controlling the pigeons, and who is responsible

Action: John

**Swimming Pool**

P.P.C. Ltd the current company that is responsible for the cleaning and maintenance was asked for details of their maintenance records but to date they have not come back with any information. Two other companies have been asked for quotes. Artha Estates have said that they can terminate the present contract on receipt of a letter from the committee.

Action: Kevin

**General Maintenance.**

Owing to the numerous complaints received by Artha Estates about the lack of cleaning over the past few months, they have terminated the present contract for the cleaning and gardening of the complex. Calculations have been done to show the costs at present. A new company was to provide an estimate on Tuesday 29<sup>th</sup> Sept.

Action: Norman

**Communication**

Chris Stylianou has prepared the basic web site which looks very promising. It is hoped to be up and running very soon.

**Vice Chairman’s Report**

A meeting was held between Norman Stephenson and Andreas Ioannou representing Zephyros Village 2 Residents Association, and Efthivoulos Grigoriou (Gregory) from

Artha Estates on 22<sup>nd</sup> Sept 2009 to discuss the communal charges and general maintenance. The meeting was amicable on both sides and was very constructive.

The following points were discussed:

a) The formation of the Residents Association and election of the Committee were required to be approved by Artha Estates and so all the e-mails and letters from the residents were given to Artha Estates and were subsequently approved. The e-mail addresses of the Committee members were also given to Artha Estates at their request.

b) Meetings between Artha Estates and the spokespersons from the Committee were to be scheduled twice yearly.

c) Artha Estates said that the Committee can appoint a new pool maintenance company provided the new company has an authorised certificate from the Ministry of Health, and a cleaning company, subject to their approval.

d) The electricity readings are to be investigated by Gregory and he has been given 7 days to reply and explain why the period 1/7/08 to 31/12/08 was so high. A letter was to be sent to Pieredis Yiannis at Artha Estates regarding the 9% late payment charge and whether this could be withdrawn pending the outcome of the investigation into the high electricity charge.

e) A full breakdown of the costs incurred for that period was requested and this was agreed to be supplied by Artha Estates.

f) Several street lights within the complex are not functioning and so Vasilis Vasiliades of Artha Estates requested details of these in writing, for immediate repair. The repairs were to be done within 2 days of receipt of the letter. The timers were requested to be adjusted, and this was done immediately by Vasilis.

For those residents that have been undecided whether to pay the last communal charge bill or not, it has been suggested that they pay the bill based on their previous 6 monthly bill if they want to, pending the investigation into the high charges. For those that have already paid, it will be requested to Artha Estates that they reduce the next 6 monthly bills by the agreed overpayment.

Residents will be informed as soon as possible of the outcome.

### **Any Other Business**

#### **Satellite Dish**

The large satellite dish on the roof of block 2 is to be removed. Artha Estates would be asked if they could arrange for the removal

Action: Kevin

## **Electricity Trip Switch**

Some residents had, when using electrical appliances, fused their electricity supply and this did not throw the trip switch in their homes, but only threw the switch in the meter rooms. This was due to the fact that the 500ma current devices in the meter rooms are considerably more sensitive than the Miniature Circuit Breakers (MCBs) in the dwellings. This is normal practice and perfectly safe.

## **Dustbin Area**

It has been noticed recently that rubbish sacks have been placed on the floor of the bin area as the 2 immediate wheelie bins were full. Two other bins were found to be half full and the far one was almost completely empty. The bags could attract rats and mice and so residents were to ensure that all rubbish sacks were to be placed inside the wheelie bins. Home owners who have short term tenants were to ensure that their tenants are aware of this.

## **Cleaning of the roofs and gutters in blocks 10,11 and 12**

The question was raised whether it is the house owner's responsibility in these blocks to carry out the cleaning of the roofs and gutters. This was to be checked out to find who is responsible. If it is the house owner's responsibility then there is no easy access to the roofs. A request has been made to Gregory and Vasilis for a solution such as ladders. In the apartments, the roofs and gutters are regarded as communal areas and the cleaning is carried out by Artha Estates.

Action: Betty/Andreas

## **Next meeting**

This would be scheduled as soon the outcome of the investigation into the communal charges is known.

There was no further business and so the Chairman concluded the meeting