

**ANNUAL GENERAL MEETING OF
CHROMATA LAGOON
SATURDAY 24 SEPTEMBER 2022
AT 2PM**

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Those present at the meeting were:

Yiannis Odysseos (Chairman), George Smith (Vice Chairman), Annie Reynolds (Secretary), Georgia Odysseos (Treasurer), Petros Tsioppou (24 Management) Stylianos Avgousti (Lawyer), Jonathan Kennard, Joanna Kozak, Martin Roche, Alison Roche, Bill Manley, Diane Manley, Dave Maclean, Maik Geletneky, Elke Wubbeimann, Paul Kempton, Fiona Bridgewater, Gregoris Gregoriou, Andreas Tsiripillos, Michael Charalambia, George Karapateas, Jack Magnitis, George Xenofontos and Athos Eleftheriades, George Xylofaitis.

Apologies were received from:

Andy Parsonage, Rosemary Berger, Steve & Sue Lawson and Marianna Papathoma.

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The meeting was opened by Annie who welcomed all owners to the meeting. A warm welcome was given to Paul Kempton who is currently purchasing a property.

Outgoing Chairman's Report

Yiannis mentioned that so far this year we had received €52598.10 in communal fees and the amount that we have had to spend was €7538.21 on the Maintenance Contractors for the Elevators and repairs. Our insurance is €5512 per year and the cleaning contract with 24/7 is €18000. Materials for paint, repairs, chlorine for the swimming pool etc came to €7436, water €1399,79, bank charges €35, the cost of servicing the fire extinguishers comes to €286.79, legal fees were €500 and the shelter for G block was €750.

These amounts came to €48845 leaving a surplus of only €3753 which means that the closing balance as at 31 August 2022 is €17939. However before the end of the year, we will have to pay €500 for water, 24/7 will need

paying, and electricity of approximately €2000 which will not leave us very much for any other items that may come to light.

Dave McLean said how we can speculate to the end of the year and the reply was that each year we know how much the water, 24/7, lifts etc are and its just leaving us around €1500 for accidental repairs.

Dave McLean asked to see the invoices and these were shown to him. These included ceramic repairs in the pool, motion detector lights in B Block following damages from the Jacuzzi in B1 and shorting out the electricity around the locker room and lamps around the block and the canopy over in G Block.

Joanne Kozak asked why should owners have to pay for the damage done to B Block following the Jacuzzi damage. Annie replied that she had written to the owner and the company who are renting the apartment and this is ongoing at the moment. We have asked for the owner to pay towards the repairs.

Dave said that the circuit breaker keeps breaking on G Block. Petros said he will check on it.

| | |
|---|------------------|
| Statement of Accounts September 2021-August 2022 | |
| Cash In | |
| Communal Fees Received Sep 2021 - Aug 2022 | 52,598.10 |
| Cash Out | |
| Lifts | |
| Maintenance Contract & Repairs | 7538.21 |
| Communal | |
| Insurance | 5512.00 |
| Cleaning Contract | 18,000.00 |
| Materials Contract | 7346.27 |
| Water | 1,399.79 |
| Electricity | 7476.56 |
| Bank charges-Defence | 35.45 |
| Fire Extinguishers | 286.79 |
| Legal Fees | 500.00 |
| Shelter of G Block | 750.00 |
| | 48,845.07 |
| Surplus | 3,753.03 |
| Notes: | |
| Concerning the non-payers, we came to a financial agreement with most of them (monthly payments) No expenses were charged on the committee account from the members as out of the pocket expenses. | |

Outgoing Treasurer's Report

Apartment A18 is with the bank and already there is €6480 outstanding. The Lawyer is going to take action against the bank and get a memo which will be registered by the courts with the Land Registry. George Xylofaitis will look into what can be done and hopefully one day we may be able to get a memo to give us permission to sell the apartment.

Unfortunately when somebody is selling their property the bank/lawyers can only find out if there are outstanding communal fees by asking the committee and not in any other way.

This is why we ask that all owners who are selling their property to inform the committee.

Alison Roche did say that she had to pay fees on her property before she could buy.

Dave McLean said why could we not get the Lawyer to deal with non payers. It was explained that his expenses would work out at €1000 to apply for a memo and in some cases for a few hundred euros it was not worthwhile.

It was agreed that if the annual fees which are due to be paid by 31 January 2023 have not been paid, then the committee would send a gentle reminder out.

Annie said with the non payers, she sends out around 4/5 letters. If still no result then she refers the case to the Lawyer for legal action to be taken. Stelios then went on to explain how he deals with non payers and in some cases these can lead to criminal cases.

Dave McLean said that this was all very well but we still wouldn't get our money. Annie reiterated that the committee are doing all they can with these non payers - letters are sent, phone calls made and last resort referred to the Lawyer.

Vice Chairman George said this was all very time consuming and voluntary. It's no good pointing a gun at the committee. The committee do not get paid for their work but seem to be getting blamed because people are not paying their fees.

| Date | Description | Transaction type | Reference number | Debit | Credit | Indicative balance | Value date |
|------------|---|------------------|------------------|----------|--------|--------------------|------------|
| | | | 891 | | | | |
| 23/08/2022 | Cheque 41445201 | Cheque | | 2.287,18 | | 23.573,82 | 23/08/2022 |
| 22/08/2022 | 1Bank - Credit Advice Elena michael A23 | BOC Transfer | 185788102 | | 484,00 | 25.861,00 | 22/08/2022 |
| 12/08/2022 | Cheque 41445198 | Cheque | 220812037191782 | 3.000,00 | | 25.377,00 | 12/08/2022 |

01/09/2021 Opening Balance 14186,71
 Add: Fees 2021-2022 52598,10
 66784,81
 Less: Expenses 2021-2022 48845,07
 31/08/2022 Closing Balance 17939,74
 (Difference: 0,03)

Total debit

-10.921,23

Total credit

484,00

Chromata Lagoon

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Remaining Communal Fees for 2021-2022

| Flat | Balance | Details |
|--------------|-----------------|---------------------------|
| A4 | €31,00 | |
| A20 | €726,00 | |
| B3 | €850,00 | |
| B10 | €750,00 | PAID €200,00 (07/09/2022) |
| F2 | €1700,00 | |
| TOTAL | €4057,00 | |

LOSS Communal Fees from OLD Owners

| Flat | Balance | Details |
|--------------|------------------|-----------|
| A9 | €240,00 | OLD OWNER |
| A18 | €6458,00 | BANK |
| A19 | €636,00 | OLD OWNER |
| B2 | €280,00 | OLD OWNER |
| B9 | €1597,00 | OLD OWNER |
| E2 | €2123,00 | OLD OWNER |
| E4 | €2142,00 | OLD OWNER |
| E8 | €182,00 | OLD OWNER |
| TOTAL | €13658,00 | |

Management Company - 24/7 Report

Petros said that he is trying his best but that everything is getting more difficult as the complex is getting on for 14 years old and additional things are needing repairing. He said that people are ringing him late at night about lighting and wanting doors to the roofs opened. He asked that if anyone wants anything doing to ring him in the morning rather than late afternoon and evening. He went on to say that things have increased substantially. Everything he purchases had doubled in price and he may need extra payment. The committee are going to find ways to reduce his workload so that the monies can stay as they are.

Any Other Business - points raised by owners

C8 are having trouble with their roof letting in water. This is not an easy job because it is not a flat roof but roof tiles. Petros said taking the roof off will be like opening Pandora's box.

He is going to try and get a sub contractor and look into this as soon as he can.

All the roofs need to be isolated as they have not been done for 4-5 years.

Joanna Kozak mentioned that people in August had been having parties around the pool area in the evenings.

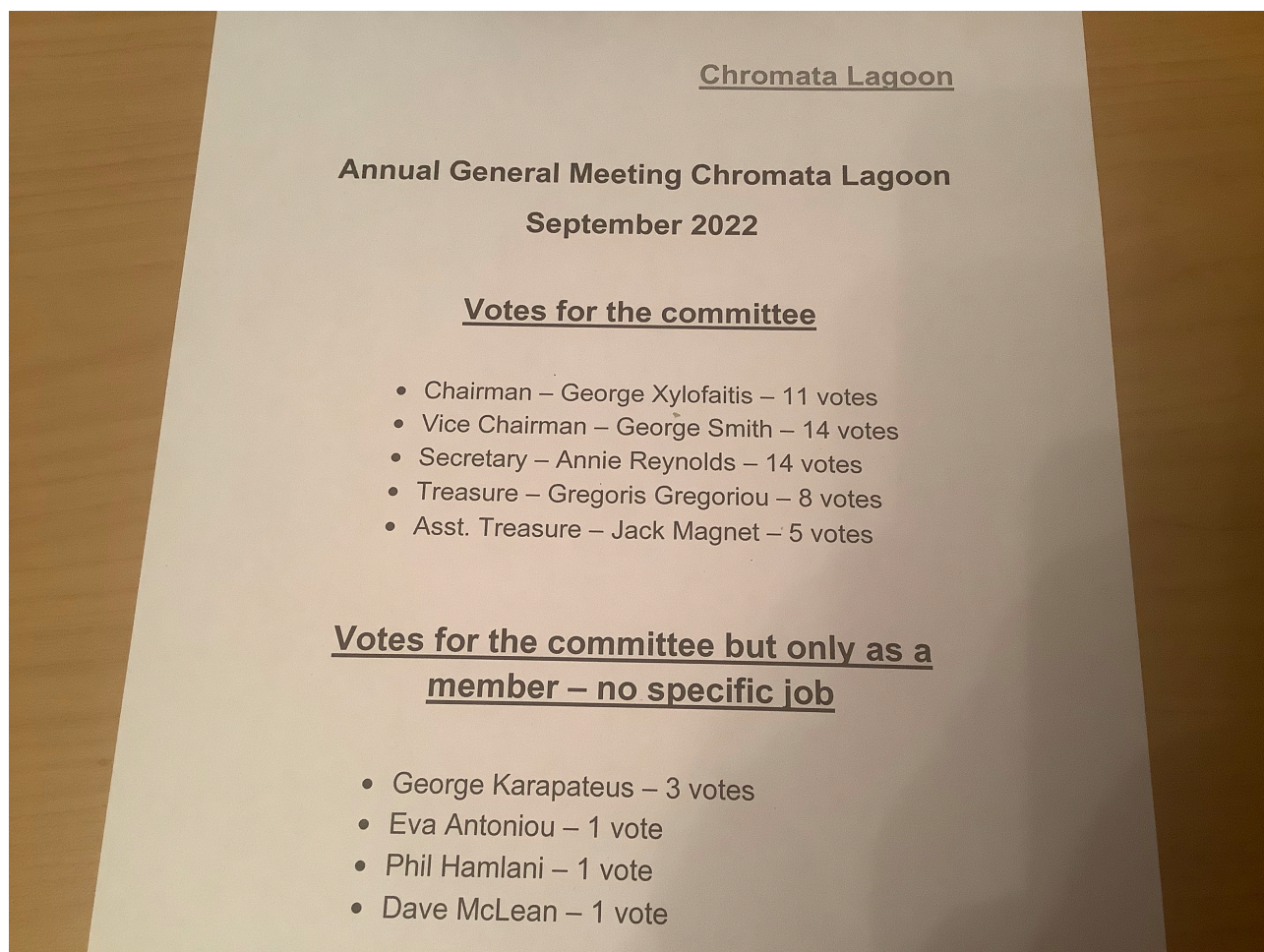
The committee had received several complaints about this as people were bringing glasses and bottles to the pool, playing music, putting up balloons, keeping the gate open with a chair, until after the pool areas should have been closed. This is totally unacceptable. The pool area is communal and not a place for parties. It is also not fair for those people whose balconies face the pool. Young children had also cut their feet on broken glass. Petros had to empty the small children's pool and found broken glass in the bottom of it.

George the Vice Chairman has arranged for posters to be put on the gates forbidding people to bring any form of glassware to the pool area. If anyone is seen having parties around the pool in future, it was suggested to ring the Police.

Dave McLean mentioned the dead trees along the public road. These will be replaced at sometime with trees that do not shed their leaves. The trees by G Block shed all the time and the work of clearing the leaves up by Joyce is done most days and is very time consuming. It was agreed to reduce the workload, this job be done only 2/3 times a week.

Introduction of New Committee

Vice Chairman George said he was extremely disappointed at how many owners had not voted for new committee members. Out of 64 apartments only 15 had voted. It seems to him that people don't care about the complex but are willing to moan about it.



Handouts were given to everyone showing the number of votes. The job of Chairman, Vice Chairman, Secretary, Treasurer and Assistant Treasurer had all been filled. There were 4 more candidates but they did not wish to come on the committee to do a specific job - they just wanted to be committee members.

As there are only 5 committee places, a vote was taken and everyone one apart from one person voted that the people who had been nominated for the job be elected.

The New Committee is as follows:

| | |
|------------------------|---------------------------|
| <i>Chairman</i> | <i>George Xylofaitis</i> |
| <i>Vice Chairman</i> | <i>George Smith</i> |
| <i>Secretary</i> | <i>Annie Reynolds</i> |
| <i>Treasurer</i> | <i>Gregoris Gregoriou</i> |
| <i>Asst. Treasurer</i> | <i>Jack Magnitis.</i> |

Yannis and Georgia were thanked for all their hard work over the last few years and everyone applauded them.

New Incoming Chairman's Report

George thanked Yiannis who had been our Chairman for many years and for all the hard work he had achieved. He said it was a job that takes over your life. He went on to thank George and Annie for their hard work on the committee too. He said that if any owner had any suggestions then please email them direct to the committee.

George said there were three things that were very important that required doing at the complex. The first one was the isolation of the roofs. He is going to put this out to tender to have this work done. Ideally this work needs to be done in October before the rains come.

Secondly we need to have the complex painted and this is where the problem is because we have had quotes up to €90000. Again we are going to put this out to tender and reevaluate what exactly is required.

Thirdly, the pool tiles are coming off every year and although Petros is putting on adhesive glue in the winter months, during the summer months they are coming off and this problem is getting worse and worse. Dave McLean said we need to put a clear residue on top of the tiles but Petros said this is already being done. George is going to contact a subcontractor to see what can be done.

Because of the above works, we have decided that the annual maintenance fees must go up by €50 a year. This is the first time since the complex was built that fees have been increased. New Treasurer, Gregoris reiterated that electricity, water bills, in fact everything has doubled in price. At the end of the year we will reevaluate it. Alison Roche said it was not fair owners paying their fees on time and in full when others were not. Everyone agreed but the committee are constantly contacting non payers.

A vote amongst the owners was taken and all but one person agreed to the increase.

Dave McLean said that he thought 24/7 should go and that we should employ a new cleaning company or maybe have individual people to do the work.

George the new Chairman answered by saying that Petros was not a cleaner but owned a General Maintenance Company. If anyone has a problem he is there for us. If everything was ideal we would not need a Maintenance Company. We need somebody here 12 months of the year to check the apartments and to do the maintenance work.

A vote was held as to whether to stay with 24/7 and everyone voted yes apart from 1 person.

George is going to look into getting everybody a key to their roof which will save Petros being called out so much.

If anyone loses their key it is their responsibility to get a replacement.

Quite a few owners think that the water tanks are the responsibility of the committee and this is not the case. The water tanks and the solar panels are owner's responsibility.

Gregoris said that if anybody does go on the roof, then they must close the door after themselves.

Paul Kempton asked if the lights around the pool could be switched on later in the evening which will be done.

Also it was agreed that now it was autumn the waterfall could be switched off. All this will save on the electric.

Date of next year's A.G.M.

This will be on Saturday 16 September 2023.

The meeting came to a close at 3.45pm.