

Chromata Lagoon

Annual General Meeting of Chromata Lagoon Management Committee Saturday 21 September 2024

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Those present at the meeting were:

George Xylofaitis (Chairman), George Smith (Vice Chairman), Grigoris Grigoriou (Treasurer), Jack Magnet (Vice Treasurer), Annie Reynolds (Secretary), Petros (24/7), Steve Lawson, Dave and Melanie Pringle, Maik Geletneky, Elke Wubbelmann, Joe Kennard, Demetris Theophilou, Agathe Nicolaou, Anthimos Savva, Nick Granville, Joseph Shalios, Emilia Orphanidou, Vasein Stoev and Tanya Tankova.

The meeting was opened by Chairman George who welcomed all at the meeting. He especially welcomed new owners, Joseph and Emily from C8, Vasein and Tanya from B1 and Mel and Dave from B9.

Apologies were received from:

Rosemary Berger, Bogdan Detchev, Eva Antonio, David Gellman, Paul Kempton and Phil & Melanie Hamrani.

Although our Chairman had set up Teams for those owners who were unable to attend the meeting, not one owner joined the group.

Chairman's Report

George started his speech by saying he would try and be as concise as possible. Firstly, he thanked the committee members for all their hard work, time and energy invested this last year. We are not paid for our work which is very time consuming.

He went on to thank Paul Kempton for all the work he does around the complex and in his own time. This included all the inspections he does and informing everyone on Facebook of problems that require attention around the complex especially water pumps that are leaking. He also gave thanks to Aaron and Kay Lee for their work last month around the pool area which was greatly appreciated. He said it was lovely to see more owners taking an active part and investing even 5 minutes of their time at the project as there is always something that requires attention.

In July an email was sent to all owners informing them that it was 2 years since this committee had been formed and that it was time for maybe new members. Anyone interested were to contact the committee. Not one owner put their name forward. Therefore, this committee

will continue for one more year and we will ask again if anyone would like to join the committee at the next A.G.M.

George went on to say that many bad things have happened this year. There have been incidents where members of the committee have received rude emails and messages which are not acceptable. Our work we do as a committee is voluntary and when writing to people to remind them to pay their maintenance fees etc, it is a requirement of our work and has to be done. We do not expect to receive stupid rude messages in return.

There are still many owners and renters taking glass bottles and glasses to the pool. As you may remember, last year somebody had blood coming from their ankle after stepping on broken glass. Also last year children had been playing with balloons around the pool which cost us €1050 to replace the pool pump because the balloon had got stuck in the pipes.

Moving forward he said there had been a misunderstanding with many owners not realising that our year starts from 1 September to the 31 August.

Statements are sent out at the end of August and we ask that all owners pay by the deadline of 31 January. This means that we can start work on our projects from October through till March. If monies are not received by then, the works cannot be carried out because we do not have the monies to do so.

The committee have been discussing the idea of charging an extra 5% penalty to all owners who have not paid their fees by 31 January. This was put to a vote and all 100% of owners present at the meeting agreed and were in favour of this suggestion.

Steve asked if the people who were paying in instalments would still be charged the 5% and the answer was no. If anyone is having problems with paying their maintenance, then they should write to the committee with their concerns and we would come up with an arrangement.

There is now nearly €10000 owing on A18. We are going to pay for a memo on this property so that when the apartment is eventually sold, we will get our money back.

Not all owners are informing their renters of the rules of the pool area. The rules are on each of the gates and if you are renting out your apartment, you should have the rules in your apartment too so that everyone is aware. This year has been very bad. We have had trespasses coming in. We had renters that had 15 of their friends join them around the pool. One renter brought in a large husky type dog to the pool. Dogs are not allowed in the pool area. If you see something not right, please send photographic evidence to the committee. This will not be published but we will have the evidence. Alternatively speak to the person concerned and inform them of your concerns. Renters are not allowed dogs.

This year we had a little problem with the cleanliness of the swimming pool. We have spoken to 24/7 and they're going to come earlier to put chemicals in the pool so that it is clean by the time the pool opens.

Many people are not closing the umbrellas or returning their sun beds to the right position when they leave the pool area. If you see anyone walking away and not putting their beds away, just give them a gentle reminder.

Again there have been a lot of problems this year where people have been parking in other peoples parking areas. If you have friends visit, please ask them to park their cars outside the complex. If you have renters, please also advise that they must park their car under the relevant parking space allocated to your apartment. Also owners/renters of C Block are also parking their cars outside their apartments when there are visible signs saying No Parking.

Regarding renters, if anything is broken then it is the owner's responsibility to pay for a replacement or have it repaired.

This year has been a busy year with the start of the painting of the complex. Already A block (facing the pool), B, C, D & E. Block have all been painted in the 3 different colours. We choose earthy colours and voted on Facebook to choose the most popular 3 colours out of 5. Demetrious asked why 3 colours and George replied that Chromata means colour. Veselin asked if they could change the colour to blue. George said no. If you want to change the colour then the only option was the colour white.

We have noticed that a lot of us have different styles of balconies. For instance, on C block there are 4 different styles of balconies. It is illegal by law to cover the whole of your balcony. However, as a committee, we do not object to white or grey but not the colour black. This is if you want to put some kind of boarding up for privacy.

24/7 have given the green garden area a small prune and tidied up the corners where plants are. However, it is beginning to look a little like the Amazon in the green area, so we are going to have to make arrangements for a heavy prune to some of the larger trees.

Last year we had to spend €3350 on the pool which included varnishing the waterfall and replacing the many tiles which had come off in the pool. Fortunately it is much better this year.

There is a new sign at the front of the complex which has been paid for by Giovanni who are the builders of our complex.

Our plans for next year. First we want to have a memo sent to the bank for A18. Painting of F, G and the rest of A block facing the sea. This work will start next month. After the painting has finished we have 3 things we would like to be done.

1. Varnish the stamp concrete around the complex.
2. Get a quote for painting the communal railings including the roof and stairs. This does not include owner's private balconies as this is for the individual owners to paint themselves.
3. We are going to get 3 different quotes for solar panels for the electricity around the pool area. At the moment our electricity bill is around €10000 a year, so this would reduce costs considerably.

The following year 2025/26 we would like to redo the pool area and change the tiles in the pools.

We feel the most important thing to do after the painting are the solar panels. If we have this done, it could save us 80% of our electricity bill which will be money that can go towards paying for the pool the following year.

Another big issue we may have to deal with is to pay for barriers if the new residents of the complex being built next to F block use the road between F & G block. We will have to keep our eyes on this. George said that the road between F & G block is a private road but the road in front of F & G block is a public road.

We would also like to change the tiles on the shower in the pool area and change the timers in the toilets under the pool area.

Veselin asked about the cameras on B Block. These are fake cameras (but keep that to yourselves)!

Treasurer's Report

Greg handed out the papers re the accounts. He said that the first 2 pages were monies received from communal fees. Unfortunately not all owners had paid by the deadline of 31 January. This year we have received €64072.27 from communal fees. However, outgoings were €65593.74 which made us a deficit of €1521.47.

The last page showed the owners who had not paid their fees. On A18 there is €8010 owing on this property and as mentioned before, this is why we are going to get a memo put on the property. By doing this, it could pay for our solar panels.

Trial Balance for the period Sept.2023- August 2024

| | | |
|-------------------------|------------------|------------------|
| CASH IN: | | 64.072,27 |
| Communal Fees 2024 | | |
| LESS CASH OUT: | | |
| Building Insurance | 4.677,50 | |
| KONE Lift Maintenance | 7.530,46 | |
| Cleaning & Manag. 24/7 | 12.000,00 | |
| Water Bills | 1.615,38 | |
| Electricity Bills | 7.729,30 | |
| Legal Fees | 595,00 | |
| Fire Extinguishers | 329,63 | |
| Email, website renewal | 135,82 | |
| Bank Account Charges | 24,90 | |
| Painting | 24.190,00 | |
| General Expenses | 363,60 | |
| Electrician | 2.168,93 | |
| Water Developm. Depart. | 121,62 | |
| Pool repairs | 3.350,00 | |
| TUV Cyprus Ltd | 761,60 | |
| | | 65.593,74 |
| SURPLUS/DEFICIT | | -1.521,47 |
| BANK ACCOUNT: | | |
| 01/09/2023 B/ce b/d | 11.927,61 | |
| Add Cash In | <u>64.072,27</u> | |
| Less Cash out | 75.999,88 | |
| 31/08/2024 B/ce c/f | <u>65.593,74</u> | |
| | <u>10.406,14</u> | |

AGM 2023-2024 – UNPAID COMMUNAL FEES

| <u>FLAT</u> | <u>CURRENT YEAR</u> | <u>PREVIOUS YEARS</u> | <u>LAWYER FEES</u> | <u>SUM</u> |
|---|---------------------|-----------------------|--------------------|-------------------|
| A3 | 258,66 | | | 258,66 |
| A4 | | | 49,00 | 49,00 |
| A8 | | 293,00 | | 293,00 |
| F3 | 900,00 | | | 900,00 PAID 11/09 |
| | | | | 1500,66 |
| <u>BAD DEDTS FEES - UNPAID FOR PREVIOUS OWNERS</u> | | | | |
| F4 | | 150,00 | | 150,00 |
| | | | | 150,00 |
| <u>OWN BY ALPHA BANK-ALTAMIRA</u> | | | | |
| A18 | 7.234,00 | 776,00 | | 8.010,00 |
| | | | | 8.010,00 |

Τράπεζα Κύπρου



(0140)
CHROMATA LAGOON COMMITTEE
P.O. BOX 34091
5309 PARALIMNI POST OFFICE
CYPRUS

Το κατάστημα σας
Μακεδονίτσα (0140)
Τ.Θ. 21472
1599 ΛΕΥΚΩΣΙΑ
Τηλ. Επικοινωνίας
800 00 800
SWIFT BIC
BCYPCY2N
Αρ. Λογαριασμού
016401011416

| Ημερ. Συναλλαγής | Ημερ. Αίτης | Λεπτομέρειες Συναλλαγής | Χρέωση | Πίστωση | Υπόλοιπο |
|--------------------------------------|-------------|--|-----------------|-----------------|------------------|
| Απο προηγούμενη Σελίδα | | | | | |
| | | 01670000000261163 | | | |
| 28/08/2024 | 28/08/2024 | 1Bank - Credit Advice Επιτροπή χρέωσης προκαταβολή ΑΗΚ | | 1,049.02 | 10,406.29 |
| 30/08/2024 | 30/08/2024 | Ledger Fees | 0.15 | | 10,406.14 |
| Σύνολο / Υπόλοιπο Σχ Μεταφορά | | | 2,247.31 | 7,022.02 | 10,406.14 |

| Επισπασθέντες Τόκοι | Χρεωστικοί | Πιστωτικοί |
|---------------------|------------|------------|
| | 0.00 | 0.00 |

Ανάλυση Ισχύοντος Επιτοκίου

| | Από | Μέχρι | Βασικό | Παρεθύριο | Σύνολο |
|-----------|------|---------|--------|-----------|--------|
| Πιστωτικό | 0.00 | Και άνω | 0.00% | 0.00% | 0.00% |

Μη εγγεγραμμένο ποσό υπέρβασης χρέωσης με επιτόκιο 9.45%

Ο λογαριασμός αυτός είναι επιμέρους για συμμετοχή στο Σύστημα Εγγύησης Καταθέσεων (ΣΕΚ). Πληροφορίες σχετικά με το ΣΕΚ παρέχονται σε σχετικό Ενσημεριώτικο Δελτίο που βρίσκεται στην ιστοσελίδα της Τράπεζας (www.bankofcyprus.com.cy) ή μπορεί να εξασφαλιστεί από οποιοδήποτε Κατάστημα της Τράπεζας.)

CHROMATA LAGOON OPERATING EXPENSES 09/2023-08/2024

CASH OUT

| EXPENSES | Sep-23 | Oct-23 | Nov-23 | Dec-23 | Jan-24 | Feb-24 | Mar-24 | Apr-24 | May-24 | Jun-24 | Jul-24 | Aug-24 | TOTAL EXPENSES |
|------------------------|----------------|----------------|----------------|----------------|----------------|-----------------|----------------|----------------|---------------|----------------|-----------------|----------------|-----------------|
| Building Insurance | | | | | | | | | | 4677,50 | | | 4677,50 |
| KONE Lift Maintenance | 719,72 | 533,12 | 741,37 | 533,12 | 533,12 | 580,72 | 759,22 | 1272,48 | | | 1207,85 | 649,74 | 7530,46 |
| Cleaning & Manag. 24/7 | | | | 6000,00 | | | | 6000,00 | | | | | 12000,00 |
| Water Bills | 485,95 | | | 559,33 | | | 268,43 | | 301,67 | | | | 1615,38 |
| Electricity Bills | | | 1859,66 | | 1387,38 | | 748,40 | | 507,00 | | 1629,44 | 1597,42 | 7729,30 |
| Legal Fees - Lawyer | | 595,00 | | | | | | | | | | | 595,00 |
| Fire Extinguishers | | | | | | | | | | | 329,63 | | 329,63 |
| Email,website renewal | | 135,82 | | | | | | | | | | | 135,82 |
| Bank Account Charges | 6,00 | | | 6,00 | 0,15 | | 6,00 | 0,30 | | 6,15 | 0,15 | 0,15 | 24,90 |
| P.O.BOX fees | | | | | | | | | | | | | 0,00 |
| Painting | | | | | | 16840,00 | | | | | 7350,00 | | 24190,00 |
| Roof Insulation | | | | | | | | | | | | | 0,00 |
| General expenses | | | | 363,60 | | | | | | | | | 363,60 |
| Electrician | 350,00 | | | 375,00 | 68,93 | | | 970,00 | | | 405,00 | | 2168,93 |
| Water Devel. Depart. | | | | | 121,62 | | | | | | | | 121,62 |
| Pool repairs | | | | | | | | | | 3350,00 | | | 3350,00 |
| TUV CYPRUS LTD | | | | | | | | 761,60 | | | | | 761,60 |
| TOTAL OUT | 1561,67 | 1263,94 | 2601,03 | 7837,05 | 2111,20 | 17420,72 | 1782,05 | 9004,38 | 808,67 | 4683,65 | 14272,07 | 2247,31 | 65593,74 |
| | | | | | | | | | | | | | 65593,74 |

Emily asked what the €761.60 payable to TUV Cyprus Limited was for? Greg informed us that TUV are a company who every two years have to check our elevators for which we get a Certificate. This is a legal requirement for all lifts. Kone Lifts charge us €7530 per annum for maintenance and callouts.

Steve asked if the painting due to start next month had been paid for? The answer was no. He then went on to ask could we do the painting in rotation instead of doing it altogether? George said that as the complex was 14 years old, we could not leave it any longer as it would deteriorate. We paint the complex every 7 years and this is the second time it has been done. Once the bigger jobs have been completed, such as the pool area, the varnishing of the stamp concrete, the solar panelling and the painting, we can perhaps do some jobs in rotation and start fine tuning items such as pipes and solar panels. Also roof installation requires to be done every 2 years because of the sun and rain damage.

24/7 Maintenance Company

Petros informed us that they are getting a lot of problems with the solar panels belonging to owners who have not replaced theirs since the building was built. They leak water causing damage to the roof insulation. Sometimes there are issues with the pressure valves which is not an expensive job which he replaces. It was suggested that Annie put a message on Facebook to all owners recommending that they change their solar panels. Petros said the cost is around €400 but the damage they are causing is more costly if they're not repaired. Maik said that there is a new solar panel on the market called Blu-ray which now works in cloudy conditions.

Comments received from owners not present at the meeting

David from A19 asked is there a commitment to complete the painting on A block - answer yes.

He also mentioned that there are still a few misunderstandings about conduct around the pool area. He suggested installing cameras and people should be accountable for misconduct. Answer - we are unable to install cameras but the conduct around the pool was discussed in the Chairman's Report.

Bogdan from A24 suggested that all owners could invest some time at the complex to make it nice and pretty by doing small jobs as owners had done in August. Maybe the committee could work out a list of small jobs and publish it on our Facebook page? Answer - the Chairman said it was not the job of the committee to do this but as mentioned before, if anyone saw any work that needed doing they could do something like pruning or cleaning something up etc.

Paul from G9 suggested we contact the developer building the complex next door about using the private road between F & G. Answer - This was mentioned earlier on but we will see what happens and if there is a problem, we will have to install barriers.

Paul also asked about who is responsible for the street lamp along the public road which is very intermittent. The answer was the Municipality's responsibility.

He said that the old Giovanni sign had been left under the stairs of G block. This had been discussed at the earlier committee meeting. It has been suggested that we put it up on the wall outside either F or D block. We will ask 24/7 to do this for us.

Any other business

The feeding of the cats has become a big problem again. Mel said that she had seen a man drive into the complex on a motorbike, feed the cats and drive off again. Yesterday a tin of cat food was found at the side of A block. There seem to be a lot more kittens now. People are not taking notice of the Do Not Feed the Cats Sign. Please make your renters aware.

The new complex next door have been in contact with us requesting to use our electricity. This has been agreed and they have been feeding off F & C block. They have also been using water from our green area. There is an agreement in place for them paying us for the use of these utilities.

The lights have been out on A block corridor for sometime. The lights were on all night in B Block last night. Petros said he will get his electrician to come and repair.

Nick asked about building insurance and whether the apartments were covered. Annie told him that it was up to individuals to get their own buildings and contents insurance on their apartments. The buildings insurance for the whole of the complex is paid by the committee.

Unfortunately there are problems with the key fobs to the pool area again. This is going to be checked by the electrician.

Nick complained that one of the refuse bins is open all the time and very smelly. Once it is emptied Vice Pres. George said he will tie it up so it cannot be used. We do not need so many bins at this time of the year.

Vice Pres. George asked that anyone who is selling their property to please inform the committee. We have had problems with some owners believing just because they are selling their property, they do not need to pay their fees. This is not the case.

Dave asked whether we could use WhatsApp as well as Facebook. It was agreed there were too many people and that Facebook was by far the easiest way of communication.

Date of Next AGM

The next meeting of the Annual General Meeting will be Saturday 20 September 2025.

The meeting finished at 15.15pm after which there was a group photograph taken.

