

MINUTES FOR THE CHROMATA LAGOON AGM 4th SEPTEMBER 2011 AT 3PM

Note taker for this meeting, to be agreed first - Fiona Bulcock

Chair for this meeting, to be agreed if no Chair elected or new Chair not present - Avramis Despotis

1) INTRODUCTIONS - OUT GOING COMMITTEE - Avramis did a brief introduction for those who did not know everyone.

2) OWNERS PRESENT -

Kevin Turner & Fiona Bulcock E4 - 14 proxy votes

Dave Taylor B3 - 12 proxy votes

Giannos Christodoulides C10

Costas Ellinas C1

Yiannos Odysseos C4

Pat Porter G5 - 2 proxy votes

Roy & Serpa Rissanen C6 - 1 proxy vote

Avramis Despotis C7 - 7 proxy votes

Glyn Davies B2

Glen Murtagh-Edmundson G10

3) APOLOGIES FOR ABSENCE - Tara & Richard Molyneux E10, Vincent Brown C2, Mark Hurdman B1, Lorraine Wardle G4, Tom & Ruth Price A1 & A2, Wayne Jervis G1, Phil Hamlani C3, Dave Maclean G9, Mr & Mrs Surenthirathas B4, Andy Parsonage A3, Sandra & Steve Haddock E5, Shelley & Ron Crozier G3, Arthur Kynaston E7, Richard & Julie Henderson, Robin Tuffs G2, Niel & Pat Govier A10, Joan & Jo Earl E1, Annie Reynolds B6, Heather & Roger Morris G6, J.Kennard A13, Alex & Fiona Ambrosioni A24 & E6, Jacqui Woods F3, Bill & Tracey Taylor E9, Lyudmila Jackson A9, Alex Boa A15.

Avramis introduced the Committee members present. He then went on to explain that last week at the meeting the Cypriots felt left out as the nominations were for English people and this was a concern for them. He then went onto explain how the Committee had worked last year and why Kevin was stepping down off the Committee. Due to the delays in approvals for works that needed to be done and in Avramis's opinion the Committee members should be in Cyprus for 6 months of the year at least. Avramis also said that he had sent an email to this effect to Andy & Alex and had had no reply to which he was not happy about.

Kevin said that the smaller issues could be dealt with if a petty cash/slush fund was available for small jobs up to a set monetary limit. The new Committee should consider this and to set up and agree on the amount of the fund and the cost limit per job.

Avramis said that there were lots of problems over the year and Kevin and himself had managed to deal with most of these. Dave also added that one main factor was that people were not paying their maintenance fees. Avramis then explained that the Committee had gone to a lawyer with the names of those who have not paid and legal proceedings will start and that the lawyer will call them and tell them they have a week to pay their fees and if not paid in that week a letter would be sent out, this would apply to all owners, and those living abroad would be emailed first. The addresses would be needed for the letters.

Kevin then asked what happens if they had moved and no address was available. Avramis then explained that we would need to keep an eye out and try and catch them on site so that the lawyer could be called and they could be served whilst on site. If they then did not pay they would be put on a stop list, which he then explained, means that when entering Cyprus their name would be flagged as having a court appearance outstanding against them and would be arrested there and then.

It was then discussed that there are 12-13 non-payers, some of which have never paid since the first year and some which are just not up to date with their payments, this includes the apartment owned by Giovanni.

Glyn then said that could we not take a more aggressive approach by putting a notice next to the front door of the apartments that have not paid, stating that because the fees had not been paid that anyone staying in the apartment are not entitled to use the facilities. If we did this any renters would be straight on the phone to the owners about this as they have paid for the apartment expecting to be able to use the facilities.

Kevin said that a communal notice board is going to be put up where the non-paying apartments could be named and to ask owners to inform the Committee if they see any one on site that is unpaid. Another suggestion to stop people using the facilities would be to introduce swipe cards for the pool area. Dave added that on complexes where the owners and Committees do not actively chase non-payers the complexes go downhill and get in a very bad state.

The new Committee is to get the notice board put up.

Dave said that there could be issues with putting signs up by the doors as there are sometimes problems with the bank and trying to tie up payments etc.

Glynn then added that in any such case the Committee could issue a formal apology if this happened but in the meantime those that are paying are subsidising those who have not.

Avramis then said that Charalambia was receiving notices from the bank which have more information on them than what can be seen online and the address at the bank, for the account, should be changed to the Committee's PO Box address.

Avramis then went on to say that the Cypriots have issues with the cleaning. Costas then interrupted to say that the issue was not the cleaning, it was the fact that the Cypriots were closer to the complex and that it was essential that 2 out of the 5 Committee posts should be filled by the Cypriots.

Dave then said that this was not correct and that the cleaning was an issue as the previous week the main grievance was the cleaning and that the correct route for this should be via the Committee and not at the AGM and the Committee could take a look at the funds and assess what and if more cleaning was necessary.

Costas then added it was not just the Cypriots that have an issue with the cleaning.

Avramis said he would re-phrase what he had said. All the English that he had spoken to said that the complex was clean and that they were happy with the level of cleaning but the Cypriots said that it was not and more cleaning was needed, including his wife.

Kevin wanted to make it clear that he did not put a quote in for the cleaning etc he went with the quote that the Committee chose to go with and thus cleaning hours etc were as per the contract the Committee chose. Avramis confirmed this.

Glyn then added that we needed to get down to the specifics of the meeting and Avramis said that he was trying to explain the issues to both the Cypriots and the English in order for the voting to take place.

Roy said that the meeting was not moving anywhere and we needed to move on. Glyn said that the complex is a nice place but a balance has to be found between costs and needs adding that the pool area was very clean and if the roads are a bit dirty so be it.

Roy then asked that if the Cypriots wanted to be in the Committee then why were there no nominations.

Avramis replied that the Cypriots are not familiar with advanced nominations. It was then asked what and who wanted to take up Committee positions.

Dave and Kevin then wanted to make it clear that whoever took up the position of Maintenance Manager would have to take on the responsibility of the utility bills as they are currently in Kevin's name, the changing of the roof codes and taking over the PO Box etc. Dave also asked that if there were Cypriots on the Committee who did not speak a lot of English how was the Committee going to communicate if Avramis was not on the Committee also. Avramis said that as he understood it the electric is usually in the contractor's name, Kevin said that this was not as he understood it, it went in his name as it was unable to go in the Committee's name as the water is but said that he was happy for it to remain in his name until the end of the contract.

As for what nominations and positions the Cypriots wanted or are prepared to do, Avramis said that he was discussing this with the Cypriots, he then continued his discussion with the Cypriots about who was willing to take on what positions etc.

Once the discussion was over Avramis said that Giannos (Christodoulides B10) was prepared to be Site Maintenance Manager, he was a contractor and was well suited for the position although his English is limited. He then said that Yiorgia (C4) was willing to be Treasurer and proposed a joint treasurer's position. Dave had an issue with this as he did not see the need for two treasurers'.

Glyn then added that if Giannos was Maintenance Manager that he could submit a report of what needs to be done, Kevin could then do the work and Dave could then pay for the works.

Dave then said that he had an issue in the way the nominations were not being submitted correctly and should have been put forward before the meeting. Avramis agreed with Dave but said that he was trying to overcome this and get everyone working together.

Glyn said point taken as we do need to fill the positions.

Dave then asked again about the communication problem as Giannos spoke little English. Avramis went on to say that Maria, Costas's wife, was willing to take on the Vice Chair position and would be able to translate. Avramis also went on to say that Dave had done a great job last year when he was unable to commit the time needed to the treasurer's position and that two treasurer's may be a good thing.

Glyn said he did not see the point in having two treasurers. Dave said that as he had already done most of the treasurer's duties the previous year, whilst Avramis was unavailable, therefore Dave did not think there was a need for two as he would be looking into other methods of payment such as standing orders etc. Glyn also said that if a slush fund was put in place there would be no need for a joint position as the fund would be receipted and audited by the treasurer.

Glyn then suggested that if Dave was voted as Treasurer then Yiorgia could be second in command and help chase the Cypriot owners for payments and help with the book keeping i.e. a treasurer and an assistant treasurer who would report to the treasurer.

Dave then said that everything was getting a bit muddled and that we needed to get on with the voting and that a delegated task could be given to anyone and they did not necessarily need to be on the Committee if they wanted to help.

Avramis asked Yiorgia if she would consider being an assistant treasurer the answer was no and Avramis informed everyone that if a joint treasurer was not agreed that none of the Cypriots would take on any of the positions, they said that if all of them were not voted onto the Committee then none of them would stand, it had to be all of them or none of them.

Kevin then asked if anyone had a problem with him carrying proxy votes as he is the contractor but also an owner, as this was an issue the previous week and was brought up that as the contractor he should not be able to carry proxy votes. No one had any objections to this.

At this point Dave said that he had had enough as issues brought up last week no longer seemed to be an issue this week and it was all too much and he left the meeting. A short break was then taken as Avramis, Glyn and Roy went to speak to Dave to ask him to re-join the meeting.

Dave re-joined the meeting which then resumed.

Glyn said that there was no democracy in demanding that all three be voted on the Committee together or nothing.

Costas went on to say that Yianni had done work to the gardens at his own cost and believed that the Committee should live in Cyprus.

Glyn said that it should make no difference where people live and what about the other non-Cypriots and non-English. He also said that if owners want to do work around the complex then that was great.

It was then agreed that the voting should take place as this is what everyone was there for.

4) ELECTION OF CHAIR AND COMMITTEE MEMBERS

Nominations received before the meeting:

Block rep - Annie Reynolds B6

Block Rep - Dave Maclean G9

Chair - Alex Boa and Andy Parsonage (joint nomination)

Treasurer - Dave Taylor B3

Secretary - Fiona Bulcock E4

Block Rep - Mick Woodhouse F4

Block rep - Steve Lawson A11

Nominations at the meeting:

Giannos Christodoulides C10 - Site maintenance

Maria Ellinas C1 - Vice Chair

Yiorgia Odysseos C4 - Joint Treasurer

Block Rep - Sirpa Rissanen C6

Block Rep - Fiona Bulcock D & E

These three nominations for the Committee to be voted on all together or none will take on any of the positions.

Positions Voted:

Avramis said that as there as there were no other nominations he would vote for Andy & Alex.

Chair - Andy Parsonage & Alex Boa (40 votes)

Avramis then asked Dave whether he would agree to be a joint Treasurer, Dave said that he would not consider this as he thought it was not necessary but would have no objections to an assistant treasurer. The Cypriots were not agreeable to an assistant treasurer as opposed to a full-on joint Treasurer and at this point they withdrew their nominations, most of them left the meeting after this vote had been cast.

Treasurer - Dave Taylor (35 votes)

Vice Chair - Nomination withdrawn.

Site Maintenance Manager - Nomination withdrawn.

Secretary - Fiona Bulcock (40 votes)

Block Reps -

A - Steve Lawson
B - Annie Reynolds
C - Sirpa Rissanen
D & E - Fiona Bulcock
F - Mick Woodhouse
G - Dave Maclean

5) ITEMS RAISED

- **Communication with owners - use of e-mail, website and correct route for contacting committee**

Dave said that we needed to stop these emails when they were sent out to everyone and when they had an issue about something that the correct route for any issues or concerns should be through the Committee, either direct to a Committee member or to the Chromata Lagoon email.

- **Title Deeds**

Dave said that Giovanni's architect had been to re-measure the sight and had now submitted these plans to the planning office; the inspectors then had to check them to ensure they are correct and if correct and approved the deeds can then be taken to the next stage. Someone then asked that if they were not correct would this cost the owners more money, it was said that as the perimeter was the same there would not be any extra costs it was more a case of some walls had been moved etc and not as the original plan thus the need for the re-measure. It was also said that companies claiming that they can do the title deeds quicker is not so as they have to go through the same process as Giovanni.

At this point Avramis had to leave the meeting due to other commitments and everyone present agreed that Glynn would take over the chair for the rest of the meeting.

- **Security**

The ongoing vandalism was then discussed, what with fire extinguishers being stolen and various acts of vandalism over the summer period. It was then said that there were only two real ways of combating this which is either security cameras or visits to the site by a security company both of which were at present financially unviable.

It was agreed that we need to ask all owners when on site to be vigilant and keep their eyes open and that all owners are entitled to challenge people if they see someone doing anything they should not. It was also said that if kids etc want to mess around then they probably will even with cameras in place. Discussion at Committee level for security is ongoing of what options are available.

- **Financial Update and information on non-payers**
- **Maintenance update**
- **Insurance cover - is it adequate**

Dave and Kevin do not think that the level of insurance we currently hold is not enough and the Committee will need to look into what is covered and if it needs to be changed.

- **Cleaning**
- **One off payment of maintenance fees to cover urgent repairs**

It was suggested that owners could be asked for an extra one off payment to help get some of the more urgent maintenance issues dealt with. It was of general opinion that this would not be accepted.

As at this point there were only a few people left at the meeting therefore some of the points did not get discussed but updates will be sent out to all owners via the Committee in due course.

The meeting then closed at 5pm with thanks to Glyn for taking over the Chair.

Signed by the outgoing Committee, present at the 2011 AGM, as a true and fair representation of events.

Roy Rissanen - Outgoing Chair

Dave Taylor - Outgoing Vice Chair & Current Treasurer

Avramis Despotis - Outgoing Treasurer

Kevin Turner - Outgoing Site Maintenance

Fiona Bulcock - Secretary for Previous and Current Year