

Chromata Lagoon

KAPPARIS, CYPRUS

Owners Newsletter - Spring 2012

Spring 2012

Welcome to the Chromata Lagoon Spring newsletter!

Rather than send out lengthy emails which perhaps will not be read, we plan to send out a newsletter a couple of times each year to update everyone on what's been going on around Chromata Lagoon. If you have any interesting snippets of information or pictures you would like included in the newsletter, please email them to the Committee.

Alex and Andy were in Cyprus during February to inspect the complex and tackle a number of issues, so that Chromata Lagoon is ready for the Summer season. The visit was very productive with a lot of ground covered.

Main Issues:

- Cleaning & Maintenance
- Pool Repairs
- Electrical Issues - G/D/E Block
- Legal Action against non-payers
- General site inspection



Cleaning & Maintenance ✓

One of the main issues that the Committee has been working on recently has been to review the cleaning and maintenance services, which covers pool management, cleaning of all blocks, pool area, communal and parking areas plus maintaining the gardens around the complex.

The Committee were recently advised by Flamingo that due to other commitments they would not be able to continue providing pool maintenance. This left 2 options:

bring in another contractor to maintain just the pool alongside Flamingo continuing with cleaning/gardening, or award a single contract for all services to a new company. Quotes were obtained from a variety of English and Cypriot companies and the decision made to place a single contract with **Lee Property Services**. The contract commenced at the beginning of April, so you will be seeing some new faces around!

We would welcome any feedback while the new team takes up the reins.

Pool Repairs ✓

As you may know, the pool pumping and filtration system has been a problem for some time and it has been a battle maintaining the pool throughout most of last year, resulting in higher usage of chemicals and loss of water.

It has been a priority of the Committee to tackle this problem and you will be pleased to know that the the repairs have now been completed and all systems have been serviced, so the pool is now up and running ready for the Spring/Summer season!

D, E, G Block Lighting ✓

A number of lighting issues were recently brought to the Committee's attention: Carpark lights not working properly under D/E Block, lights permanently on and stairwell lighting not working under G Block. These problems have now been fixed and all lights are working correctly. The glass shades are also to be re-attached soon.

Whilst the electrician was on site he reported that some wiring had tampered with and connected incorrectly, creating a potentially dangerous situation. Please note: **UNDER NO CIRCUMSTANCES** should any owner interfere with the electrics around the complex. The majority of wiring around Chromata Lagoon is an industrial 3 phase system and

not the same as that in your apartment.

To help with this, we have appointed a local electrician, Charlie Farrant, who is now the **ONLY** person authorised to carry out any work on the complex. Charlie is qualified to the latest edition EU regulations and is also recommended for any work you may need within your apartment. His details will soon be on the noticeboard or you can contact him via the committee in the meantime.

Please help us all by reporting any electrical faults you see (including blown bulbs) either to your Block Rep or the Committee so we can fix it quickly.

Non-Payment of Communal Fees ✓

We're pleased to say that following lengthy discussions with our solicitor and assistance from Giovani Developers, legal action is underway against those who, despite repeated efforts to make contact, have refused to pay their communal fees. This is very much a last resort, but to put it bluntly, we simply cannot run Chromata Lagoon without everyone pulling their weight.

In an effort to cover every option, we are also taking steps to register an interest in those apartments currently for sale, so we will be able to make a claim when they are sold.

This year we have had to find funds for unplanned pool maintenance as well as increased insurance cover - reviewing the existing policy revealed that we have been significantly under insured on buildings cover!

Having said all this, the support has been very positive in response to our plea for help for owners paying more than 1 instalment of this year's Communal fees.

Thanks to all those who helped with this, it's made a big difference!

Let us know your thoughts!

If you have any comments, or know of any problems in your part of the complex, please either email the Committee or contact your Block Rep:

Your Block Reps:

Block A	Steve Lawson - A11
Block B	Annie Reynolds - B6
Block C	Sirpa Rissanen - C6
Block D/E	Fiona Bulcock - E4
Block F	Mick Woodhouse - F4
Block G	Dave McClean - G9



We are currently sourcing a noticeboard to fix in a prominent position, probably in the carpark under D/E Block. Amongst other things, this will be used to display details of the cleaning schedule, contact details for the electrician, plumber etc as well as other information that will be useful for owners and their guests.

General Site Issues

During the recent visit, Andy and Alex carried out a full inspection of the Chromata Lagoon site to assess the need for maintenance and repairs.

On the whole, no major issues were revealed, which is encouraging. However, there are a number of areas which will need attention this year. These include minor paintwork repairs and general touching up which will improve the appearance of the site, as well as some longer term projects such as re-grouting the tiles around the pool area and painting the waterfall and inner wall of the pool area. Quotes for these have already been obtained and if funds allow, it is hoped that this work can be carried out at the end of the year.

AGM 2012

Time is marching on, and although it only seems like 5 minutes since the current Committee took over managing Chromata Lagoon, we will soon be announcing details of the next AGM, how to stand for election, vote etc.

It's important that everyone has an opportunity to voice their opinion, so we need to consider when and where best to hold the AGM to allow maximum attendance. This includes the possibility of holding it in the UK.

Please let us know your thoughts on this!!

■ Don't forget.....there's always something happening on our Facebook page. If you're not a member, sign up to keep in touch with other owners and get the latest info on what's going on at Chromata Lagoon. Just search for 'Chromata Lagoon' on Facebook and ask to join!

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