

La Asociación de Gata Residencial
Minutes of the 4th committee meeting
held at the premises of "Exclusive Spanish Homes", Gata de Gorgos.
On 11th February 2007

Those present

M1a : Angie Dickinson
M1c : Ineke Butcher
M2 : Roger Lloyd (Chairman)
M2 : Peter Bayliss
M3 : Len Bicheno
M4 : Tony Smith
M5 : Frank Osborne (Deputising for Brian Manser)
M6 : Brian Finch & Jim Johnson
M8 : Jan Hoogland
M9 : Allen Scofield
M10 : Tom Miller
M7 & M11 : Stephen Jobson
M13 : Geoff Baker
M14 & M15 : Leigh Patterson
M24 : Chelo Guilleh

The meeting was chaired by Roger Lloyd and the minutes recorded by Peter Bayliss.

Address by Chairman

Roger thanked Jim Johnson again for the use of his premises for the meeting. Roger welcomed Chelo who agreed to represent the Spanish owners.

AGENDA

1. Minutes of meeting of the 10th December

The minutes of the previous meeting were agreed after the correction of the name from "Exclusive Properties" to "Exclusive Spanish Homes". Also Tom Miller confirmed that he had requested a deputy to attend on behalf of M10 although that person subsequently sent his apologies for not attending.

2. Meeting with Caixa Catalunya

Caixa Catalunya bank On 6th Feb Roger and Peter met with the manager at the Caixa Catalunya bank in Denia. In summary, he told us the following:

- The interest of Caixa Catalunya bank in our development is purely a financial one. They continue to regard the development as a viable project and are continuing to support it. The ongoing financial viability is dependent on receiving payments for houses that are finished. The bank does not have any specific plans for the houses that have not been fully paid for. However if the situation ceases to be viable, unsold houses would probably be auctioned off.
- The remaining unbuilt plots have been sold to another developer who has no connection with Jubesa 2000. This developer may also be offered the opportunity to sell the unsold houses on Gata Residencial. (At the meeting it was also reported that Eva Sabater and Exclusive Spanish Homes will also be offered the opportunity to market these houses)
- The 7 million Euro bank guarantee reported in the newspapers is to ensure the completion of the streets and parks etc that will be taken over by the council. The bank will be asking for a reduction in the amount of the guarantee as most of the work has already been done. There is no connection between this guarantee and the granting of habitation certificates. The bank expects the April deadline to be met.

3. Water Charges update

Roger has now received an acknowledgement from the ombudsman about the water charges and also confirmation that the ombudsman has written to Gata council asking for an explanation of the charges. After some discussion, the meeting agreed to take no further action until we hear the outcome of this investigation.

4. Council update

The council building inspector, Manuel Garcia, has confirmed our belief that there is no need for Gata Residencial as a whole to form an official residents committee as the Alfar properties have no communal assets and the council will adopt all the roads etc. The Alcade (Mayor) has received our request for a meeting and has responded positively. A meeting will be arranged in the next week or so.

(ACTION Roger, Angie)

Issues for future meetings with the Council

- Confirm that the roads, street lights etc for M1a, M2, M9 and M10 have been adopted by the council.
- Is there a charge for transferring the habitation certificate?
- Additional Speed restrictions for urbanisation roads
- Recycling bins
- Jubesa 2000 sign
- Noise. Is there a legal restriction on the hours that e.g. the rock peckers, can work?
- Confirm what would happen to the Riega water supply if Jubesa 2000 ceased to exist.

5. Jubesa Issues

The meeting with Jubesa will take place after the meeting with the council. In response to a question about the continuity of the security guards, Chelo reported that they will continue to be employed by the new builder. Issues for future meetings with Jubesa

* The pipeline (bump across the road) to the builder's storage area

6. M representative issues

Roger brought to the attention of the meeting a notice in the Costa Blanca News for the "Asociación Propietarios Montgo" which would seem to have similar objectives to our Asociación. However they have formed themselves as a legal entity. We need some volunteers to investigate this organisation and see if there is anything we can learn. (ACTION All)

7. Any other Business

- Jim Johnson obtained the opinion from a lawyer in Malaga that charging twice for the utilities "acometida" is clearly illegal. We note this but await the outcome of the ombudsman investigation.
- The meeting noted that the junction at the bottom of the hill near Monroes restaurant is dangerous if the double white line is crossed illegally. However the road (to Pedreguer) is the responsibility of the Deputación de Alicante and the junction could only be improved by acquiring land belonging to owners in Pedreguer. It is difficult to see how we could improve the situation.
- The meeting acknowledged the difficulty that the M representatives have in communicating with owners who are not on email and who do not receive the Newsgroup messages. It was suggested that they try to recruit neighbours etc to assist with this task. The group agreed to investigate erecting a sign to enable communication to residents.
(ACTION All)
- Additionally representatives were asked for suggestions as to how we can be seen to make a positive contribution to the area we have moved into.

The next meeting will be held on 18th March at 10 a.m. to 11:30 a.m. at the offices of Exclusive Spanish

Homes.