

Chairman's Update

The AGM is around the corner, and this update will form the basis of my annual report.

Unfortunately, this year has been a difficult year for individual members of the committee which has impacted our overall effectiveness. However, there are some matters that need addressing and updates that we need to give you.

1 Painting Fund

Firstly, this is not a matter of giving the complex a coat of paint to make it look aesthetically pleasing. There is a lot of repair work required to the walls, spritzing, staircases etc before the painting can be completed. It needs to be done thoroughly and professionally to ensure it lasts, and we are not having to do it again in a few years' time. If we do not complete this work, we will have structural issues in the future.

Payments are being received into the account all be it at a slower pace than is required. I will give a full update at the AGM.

Thank you to those that are paying and those of you that have not already communicated to the Treasurer as to when you will make your payments, please do so urgently and please keep to the payment schedule that you have submitted.

2. Gardening

The tree cutting and gardening work is ongoing. The trees are scheduled to be cut as part of the maintenance calendar. If you arrive at the complex and they are looking in need of attention, please remember that this will already be scheduled.

There are several ground floor apartments that have gardens that need attention. It is the owners responsibility to maintain the gardens in good order. If you are unable to do this, you can engage the services of Costas team. Please contact them for a price.

3. Pool Legislation

The new pool legislation has been published and reported on in the press and widely publicised on social media.

I won't go into all the details here, but there are 3 categories. The first 2 refer to sports facilities, hotels and tourist apartments and complexes where pools are either the main business or an integral part of the commercial business.

Sirena Olympia is Type 3. 'all other pools including pools in Apartment buildings'.

We are required to register the pools on the complex and need to have an appointed person who will fulfill various activities and requirements detailed in the legislation. There is a 6 month window to get this sorted.

We have had confirmation that the appointed person role will be someone within H2Owen who are our pool company.

We do not need a lifeguard, pool fences, changing facilities that were under the old legislation.

4. Pool Maintenance

We have incurred some additional charges for pool maintenance recently.

The filters were clogged with sun cream causing the water to become cloudy.

SHOWER BEFORE ENTERING THE POOL TO REMOVE SUNSCREENS

Lights have been broken where they have been used as steps to exit the pool.

USE THE STEPS NOT THE LIGHTS

5. Pool Etiquette

Please keep all refreshments away from the edge of the pool which includes drinks, snacks and ice creams.

Please adhere to pool hours.

The noise from the pool echoes around the complex and is amplified at night causing a disturbance to the other residents.

When using the pool do not congregate on the steps blocking access to other pool users.

It is dangerous to use the pool after consuming alcohol.

6 Sunbeds

The sunbeds around the terraces are NOT communal. If you do not have sunbeds for your apartment do not help yourselves to other apartments property. If you let your apartment out for holidays it is your responsibility to provide sunbeds for your guests.

There are several broken sunbeds around the pools. These will be disposed of as they pose a risk.

7. Car Parks

There isn't allocated parking in the car parks. It is on a first come first served basis. Please park responsibly in the marked bays.

The bays are scheduled for repainting. All residents will receive a notice as this will impact accessibility while the work is being carried out.

The red poles in Phase A car park were replaced recently to ensure proper access to the bins for the refuse collection. They have already been broken.

Discussions are underway with the municipality regarding the repair of the area outside the complex boundary at the entry and exit points.

8. Rubbish

The green bins are for domestic waste. The Blue bin is PMD recycling.

All other waste (household items) should be disposed of by the owner/tenant at the green point sites. The nearest point is in Koloni.

We have instances of toilets being left, furniture items, boxes not broken down, roller blinds, mattresses, beds etc. None of these items will be taken by the refuse collection. If the committee must arrange disposal because of this dumping, there are charges which are paid out of the contingency fund.

9. Pergolas and wooden fencing.

These need regular maintenance. Please ensure you complete the maintenance as it is each owner's responsibility. There are some around the complex that look really terrible and in need of repair and treatment.

AGM

As I mentioned at the start the AGM will take place on 18 September subject to their being a quorum.

The election for the new committee will take place at the AGM.

I alluded to the difficulties faced with current committee members and going forward only 2 will be standing for re-election.

This is a call to all owners who have some time and can give a commitment to the committee.

Our Treasurer, although willing to put himself forward for re-election is standing down as Treasurer.

Bookkeeping/accounts experience is appropriate for this role.

Going forward we have no committee members residing on the complex. If you are a permanent resident on the complex or spend a big portion of the year on Sirena Olympia, then your input on the committee would be invaluable.

We haven't had a committee secretary for several years so if you feel you could make a positive contribution, please consider putting yourself forward for election.

The nomination forms are on the website. Please return the completed form to be part of the election process.

If we cannot elect a committee fulfilling the required roles then outsourcing will need to be considered which would lead to an increase in our communal fees.