Minutes of Committee Meeting

Wednesday, 25 October 2023, 11.30am

Sensol Golf Club

Present : P Gelling (PG) [Chairman]

Gordon Cockburn (GC) [Vice Chairman]; Jayne Miller (CJM) [Secretary]; Colin Barton (CB) [Treasurer]

P Adams (PA); Wayne Blow (WB); Debra Rowbotham (DR)

* 1. Apologies for Absence

None received

* + 1. Welcome New Committee Member

PG introduced DR, a part-time resident on Camposol but interested in assisting the Committee. Notably, she would be able to follow up investigations and deal with matters over the internet. PA was also confirmed as permanent co-opted member of the committee.

* 1. Minutes of previous meetings :

Minutes of the meetings held 6 September and 2 October 2023, having been circulated, and there being no further comment, were duly signed by the Chairman.

* 1. Matters Arising

No items which would not be covered by the agenda.

* 1. Financial
     1. Financial summaries from the Treasurer attached.

Concern was expressed at the possibility of invoice pending from the C Team. Gerardo had offered to ensure that the amount invoiced should not strip CRA of all funds at this time. Although possibly much more may be owed, it was agreed we should offer to pay €3000 at this time.

* + 1. Tarjeta Fiscal / PayPal Account :

Another €400 transferred out leaving some €70, together with the €50 cash float leaves - total assets of just under €6000. CB advised he had received all the documents which Ana considered my help the situation but completion of such workload was far beyond what was reasonable. Since PayPal seemed to assume we were a charity he proposed to challenge them on the basis that we are not a charity and we cannot provide you with relevant information required in commotion with a charity. All agreed.

CB also proposed he should approach the bank to establish whether we could accept credit card payments, which could obviate the need for PayPal services. All in favour.

* 1. Outcome from meeting at Town Hall - 19 October

Chaired by Campillo, together with a member of the Planning Department, attended by PG, CJM and Gerardo, also in attendance were two members of the PP Party. Overall it was a disappointment in that we had expected it to be a meeting of the Round Table. However the meeting went well with discussions covering many Camposol issues - Gerardo acting as primary questioner and translator ensuring that opinions of the CRA were relayed to the Mayor. The meeting progressed well and closed with the assurance that there would be future meetings.

* + 1. Certificates of First Habitation - can of worms since so few people have one. Confusion between fin d’obra and cert of first occupation. PG has some fin d’obra certificates which had been applied for by Jackie Drew. PG needs to check what he has - following which, those owners can apply to the Ayuntamiento for a certificate of first occupation. Everyone seems to assume they have required documents because all services are connected. Antiquity certificates cover extensions and other unapproved works, in order that escrituras may be corrected. There must already be a system and cost in place for completion of properties and obtaining certificates - would be interesting to establish what this is.
    2. Roads : The Ayuntamiento are sticking with the requirement for creation of CoOs, however this may be a route to request adoption of private roads. Once an active CoO requests adoption it is likely to be favourably accepted. Gerardo to pursue this with one of the CoOs already established Project for tender for repair of Los Covachos is still in hand. May still be several weeks before prepared for review and approval at Plenum.
    3. Rambla : On adoption and conclusion of option 4 the question of ownership will be resolved. However, with the change in route there may still be an exclusion zone. Inevitably there will be problems moving the rambla and and unavoidable impact to the houses along the new route.
    4. Region have examined Camposol and realised in theory properties may not have legal connection to services. Original pipes etc may be insufficient as these were originally only intended for use during the development process and completion of building works. Following completion of the urbanisation these originals should have been upgraded on acceptance of the completion of the urbanisation. However, this process had been curtailed as a result of removal of Manoli and agreement was apparently made to continue sanitation/water and electricity since there is a legal requirement for the authorities to continue providing supplies. Many aspects of Regional report may be open to challenge at a meeting of the Round Table - it is important to establish when this will be.
    5. Plan Parcial - progress on finalising this has stalled because part of the tendering process is blocked by requirement to include links with Mazarron town.
  1. Outcome from Zoom meeting with British Consulate - 23 October

The Consulate are unable to enter into politics of the current situation but they can arrange for the British Consul to meet with the Ayuntamiento. We have made it clear that we are not happy. We had hoped the Consulate would follow up on their suggested meeting on Camposol every six months. We have requested they arrange a meeting with the Ayuntamiento to establish what they are doing. CRA may be invited to attend but we have no control over that. There is also potential to hold an open open meeting to respond to the residents’ concerns.

* 1. Round Table (last meeting 14 September 2022 : postponed date - Thursday, 19 October)

Still no date made available - to be pursued through both Gerardo and British Consulate. It is understood CHS have put up €1.8 million and Ayuntamiento may intend to match this. Following elections Gerardo is also in contact with VOX currently in leading the Regional government.

* 1. Update on progress by C Team -

Meetings attended and no time scales for success but invoice to be submitted - as referred to above.

* 1. Website

Admin rights still not assigned to CB. GC still has rights to accept new members. Investigations have commenced into possibilities of restricting member access. It is suggested that paying members should be able to access detailed information and this should be on a ‘closed’ page. FB should similarly be closed - and solely provide a route for answering questions since the answers would be findable on the website. In this way they would be encouraged to join as paying members. During next discussions with Lawrence, PG to enquire whether there are means of paying with credit card through the website. Header on a locked front page must have link to area where members have to subscribe.

* 1. Plans for the future

Increase membership and numbers on committee. All to give consideration as to how we ‘sell’ CRA.

* 1. Any Other Business
     1. Offer from Antonio - ex-PP member no longer in politics - to run some trips and presentations. He lives on Camposol and has excellent connections and wide local and historical knowledge. His presentations in the past have always been very interesting. He is keen to assist CRA raising funds. PG suggested he is invited to next committee meeting.
     2. Arrange meeting with Jorge Duran whom we understand is taking over from Silvana with responsibility for Camposol and foreign residents.
     3. PG has some 50 questions to be submitted to Ayuntamiento he has details of the way these should be submitted. It was suggested these should also be posted on FB and the website.
     4. Gerardo has offered to hold a clinic to meet with residents posing specific enquiries and to address some of the planning issues on Camposol.
     5. Investigation required into the relevance of Antiquity Certificates and the process required for legalising position for all properties to be established - for example what is the time period in Spanish law for ownership and occupation of properties extended/changed without any objection.
     6. WB to recommence publicity in magazines and on the radio. Mention appropriate issues once in a while on his own show.

Date of next meeting : Wednesday, 8 November, 11.30am at the Golf Club