

Dear Owners,

November 7, 2024

It has been a while since our last update, and as requested, we're happy to share some recent news with all owners of Amarilla Bay 1.

- **Mailboxes:** The mailboxes have finally arrived and been installed by our team. We are still waiting on one more required community mailbox. Those who do not yet have their keys can obtain them through committee member Bob Ditchfield. (6A1)
- **Office Hours:** With the mailbox issue finally resolved, we're adjusting office hours and purpose. This should reduce stress and improve privacy. . From 10 to 11 am, only private appointments (which must be requested no later than 24h in advance) are scheduled so that you get undisturbed attention.
- **Renovation of Block 7:** The extensive community renovation work on Block 7 is now 90% complete.
- **Maintenance Costs:** Maintenance costs for the upper balconies of Block 7 are private and the responsibility of individual owners. Some have already begun work, or are opting to have it managed by the community at a discounted rate.
- **Garden Wall Between Block 7 and Block 2:** The garden wall has undergone significant reinforcement. This has been a challenging and risky project, given the limited space, loose rocks, dense planting, and presence of electrical and water lines. Our landscaping team, under the supervision of our president and council, carefully cleared the area, removing over 500 kg of garden waste. Healthy plants were stored safely and will be replanted in consultation with the community after the wall work is complete.
- **Community Gardens:** Both the gardens and surrounding structures are gradually improving with the work being done on plants, soil, and retaining walls.
- **Automated Water Supply:** The intended automatic irrigation system remains a complex task due to inconsistent water pressure and supply. Significant groundwork would be required to achieve a sustainable solution for Amarilla Bay.
- **Accessible Parking Spaces:** The municipal authorities declined responsibility for creating accessible parking as our lot is private. Amarilla Bay is responsible for providing two spaces per 100 apartments, as confirmed in a September application by our dedicated administration member, James from Abitbol. - To clear up any misunderstandings: these disabled parking spaces are reserved for people who have a disabled parking pass.
- **Updated House Rules:** The updated house rules are now available via email, on the Amarilla Bay website, and in five languages on the notice board to ensure full accessibility to all residents. We hope everyone will respect these rules, which were created thoughtfully by the entire committee.
- **Street Animals:** Since September 2023, new legislation regarding stray cats and dogs has been put into effect. We are working with Phase II to ensure that caregivers of these animals take full responsibility in a way that keeps our community livable.
- **Pool Area Improvements:** In collaboration with Phase II, we're replacing pool sunbeds and fencing. Estimates were requested months ago, and we expect improvements soon. The newly renovated pool is quite popular, and water aerobics sessions are now being held regularly with Helene and other active participants.
- **Petanque Courts:** Renovated with new woodwork, concrete, and special gravel, the courts have been met with mixed opinions. Some love the changes, while others have reservations.
- **Additional Security Cameras:** Approval has been obtained for additional cameras around the complex to improve security. Cameras at the gate and waste disposal area will soon respond to movement 24/7.
- **Gate Code Update:** The gate code will soon change, as it was unfortunately leaked on social media, leading to unauthorized parking by non-residents.

- **Parking Sticker System:** The new blue parking sticker system has been somewhat effective, resulting in six vehicles being removed. (Not enough)
- **Utility Mapping:** Cataloging and archiving electricity, water, and internet points is underway, though progress is slow due to the complexity involved. Relevant information will be posted on the website.
- **Water Supply Upgrades:** One last water system serving eight apartments remains to be upgraded to corrosion-resistant, hygienic plastic. The remaining main lines to the pool and certain blocks, still in heavily oxidized iron, will be addressed in phases due to the substantial cost involved. Rest assured, it's all moving forward—mañana!

Additional Notes

- **Pest Control:** Pest control efforts will continue to increase.
- **Diving Terrace Negotiations:** Negotiations over the “Diver’s Terrace” have resumed, and new bids are being requested following difficult discussions with three attorneys.
- **Delinquent Payments:** Unfortunately, €10,000 in overdue payments is still owed by various owners. As approved at the last AGM, a 20% surcharge will apply after two months of non-payment. After that, an additional €300 legal fee will be incurred, fully borne by the owner, not the community.

There is, of course, more to share, but many owners have requested briefer updates. We'll follow up with detailed information on specific topics in the future.

Best regards, and may you continue to enjoy this beautiful island in good health.

Julien R De Vos

Your Community President