



TAKING BACK CONTROL OF TBV

## OTBVOA Committee Meeting

Minutes: 11.00 hrs UK time 29<sup>th</sup> May 2020, by Skype

Present:

Charles de Haan

Vladimir Ushakov

Richard Weakley

Sandie Wilkinson

Pat Slevin

Larisa Kuznetsova

### Update on Actions in last set of Minutes

#### 1) OTBVOA decision on Debtors re. regard to facility restrictions

Soft approach: Notices by all pool areas of the rules ie. owners who have not paid maintenance bills are not permitted to use the TBV facilities, pools, loungers, bbq, gym, tennis courts etc., this includes guests and tenants of said owner. It can also be posted on Webpage and Facebook.

#### 2) OTBVOA decision on use of insurance being removed for Debtors

This has been discussed and investigated; it is the opinion this is NOT a good idea and should be dropped. Fraught with possible problems on claims.

#### 3) All OTBVOA committee members to talk to owners re. importance of prompt invoice payments

All committee members are talking to owner about payments. Statement run did help and bought in some positive results.

Turkish Cypriots are struggling to pay, say costs are too high.

Some Russians and British are saying payments will be made after refunds from Resco - re prepayments on maintenance and MDA refunds.

We have yet to have confirmation from Resco this has been done. We may have to allow another 1-3 weeks for this to happen.

#### Possible solutions include:

Offer of help from a British owner Steve Lashley re. debt collection, he has had good success with his own debt collecting. **Richard Weakley**: advised he would contact him and see what he can offer.

#### 4) OTBVOA decision to be agreed on priority payments in case of insufficient fund

**Richard Weakley**: advised no change here – payments will need to be carefully managed until Resco releases the MDAs to owners.

#### 5) Clear list of functions re OTBVOA & NSPS Ltd with regards to Webmail, emails, Facebook & Newsletter.

On the whole agreed this is working well for OTBVOA, lots of photos uploaded by NSPS.

**Charles de Haan**: to raise this topic in meeting schedule Friday 5<sup>th</sup> June 2020 with NSPS, himself and Richard.



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**6) Charles de Haan to check access for committee members to webmail.**

**Charles de Haan:** confirmed this is all done, everyone has access.

**7) Charles de Haan to consult each committee member and draft a template of the committee's roles and responsibilities going forward versus those of the maintenance provider NSPS Ltd for discussion at the next committee meeting.**

**Charles de Haan:** Confirmed all committee members had been spoken to and confirmed their continued roles, with the addition of Architectural Changes & Gardens as the role assigned to Pat Slevin.

**8) Committee Secretary to collect the Karar Defteri from Mike Diplock at earliest convenience & update minutes and also make notes of appointment as OTBVOA Committee Secretary.**

Karar Defteri has been collected, appointment and details for addition to the Karar Defteri still to be completed.

## Main agenda for the 29<sup>th</sup> May 2020

**1. Roles & Responsibilities of the present committee members**

Already discussed above.

**2. Financial Update**

**Richard Weakley:** NSPS have been paid, bill was higher than forecast from £7500 - £8830 due to additional chemicals and new guttering for the swimming pools.  
Insurance is due in 10 days as the next bill to be met.

**3. Committee members and any outstanding Resco accounts**

**Richard Weakley:** proposed all committee members should be fully paid up to Resco.

All members confirmed their positions as fully paid up, or about to be, [REDACTED], who was not at the meeting has yet to confirm his current position.

**4. Architectural changes: discussions around what is needed eg. A document for a new owner**

**Charles de Haan:** Proposed the need for a new document for new owners to confirm the importance of Architectural Integrity.

**Pat Slevin:** is to make contact with Megaron the original architects and see if they can come up with a document in order to make our argument to owners. He is also to pick up and state clauses from the SAP and find out local council and government rules & regulations.

**Richard Weakley:** some concerns re costs.

**5. Communications with Owners**

Daily we have Facebook & emails.

Weekly Newsletter, analytics available from Mark.

Monthly Update, should be more financially focused, combined with imagery.

We reach 180-190 members through Facebook & 380 via email.

**6. NSPS performance to date**

General committee agreement that they are moving in the right direction.

Suggestion of splitting site into 7 zones and asking for independent volunteers to help with photos and written details if possible on improvements and possible problems.

Volunteers need to be mixed, British, Russians and Turkish Cypriots if possible.

**Charles de Haan:** asked that committee members approach residents on TBV in the next week if possible.



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## 7. AOB

### a) CCTV:

**Charles de Haan:** advised that the camera feed is currently being fed into Kensington offices on next site. Resco has been told by the police that this is illegal and that it must be redirected back to NSPS office. Police have advised us this might need an Interim order to enforce it. Belgin will start the procedure once she can return to TRNC.

### b) Vandalism:

**Pat Slevin:** raised thoughts on damage to water pipes on roofs, is it vandalism or sun damage, in his experience as a fully qualified plumber sun (UV rays) causes a lot of this type of damage, can we be sure it is deliberate?

Independent reports of wilful vandalism & damage. First from the electrician who is convinced somebody is turning off the fuse boxes re low level lighting around pool 1.

The second from the Belediyesi re the current water problem, which is just ongoing damage, NOT vandalism, left a large unfilled hole in the ground, whilst waiting for parts (new pipes) the water was turned off to avoid leakage, but it was turned on again two evenings running!

**Charles de Haan:** We cannot ignore the evidence surrounding [REDACTED] (Rotec employee) who lives in the area of Pool 1, as he has been seen on roofs – the same roofs where owners later reported damage. [REDACTED] also has knowledge of all infrastructure locations eg. the desalination plant, valves, fuse boxes and pump rooms etc. on site, & living in the same vicinity as the current problems.

### Suggested solutions

Fuse boxes and pumps rooms are to be secured with padlocks.

### c) Mike Diplock:

Mike Diplock was suggested by **Larisa Kuznetsova** as a person known and respected by the Russian owners - maybe as independent adviser.

**Pat Slevin:** do we need a sub-committee on site in order to get a truer insight to what is current happening on site? Committee in general feel not necessary as such, unusual circumstances re COVID 19 meaning that committee members who would normally be on site at this point are not, and cannot visit.

Committee like the idea of 'zone champions' for the site and **Charles de Haan** requested that **Pat Slevin** ask/invite Mike if he would update us on the specific area of pool 5.

## The chairman closed the meeting

### Actions

- 1) Richard Weakley to contact Steve Lashley re debt collection.
- 2) Charles de Haan to ask NSPS for video/photos of office and area (following negative comments on appearance)?
- 3) Charles de Haan to raise issue of Facebook posts, reactions and tone of voice with Nigel Seear.
- 4) Committee Secretary to deal with additions of minutes to Karar Deferi.
- 5) Pat Slevin to contact Megaron the original architect and list clauses from SAP & gather info on local council and government regulations.
- 6) Committee members to invite and recruit assessment volunteers in the next week.
- 7) Committee to identify and contact the owner of apartment in which [REDACTED] is living
- 8) Pat Slevin to discuss with Mike Diplock area Pool 5.