

Prime Blue 3

NEWSLETTER– February 2020

We would appreciate if you will let us know if you think we need to do any improvements, or if you have any suggestions that you would like to share with us.

Board of directors
(Cengiz, Wenche and Eva)

Winter period at Prime Blue 3

In this first newsletter of 2020, we would like to give you information regarding the works that has been done at our site during this winter period. We always use the winter period to make improvements, and this year we have done many things related to the safety and the quality of our buildings

Drainage issues

As you know, there have been moisture and humidity problems at Prime Blue3. We have decided to take several actions in this regard.

We have put in return valves in the basement of A-block in order to prevent the water from coming in if the municipal drainage does not function properly.

We asked 3 different companies in Didim for quotes concerning the drainage of B-block. The company that offered the most advantageous offer was chosen, and the works have now been finished. We have put in new pipes and connecting the balconies in B-block to new water channel. We have also installed a pump to pump out extra water when heavy rain, was installed.

During the work with the new and improved drainage we discovered several construction mistakes from the original build. Our insurance company has been contacted in this matter.

Therefore, we needed to take more actions than originally planned. We also changed for larger pipes and connected the A-block to the main drainage.



Mersindere
Arguvan Caddesi
Sokak 3625
09270 Didim



+ 47 92 65 1952 (Eva)
+ 90 (530) 175 10 00 (Sam)



Primeblue3Board@gmail.com



www.primeblue3.com



Our lifts

The inspection authorization for lifts has been assigned to the Municipality, as per the Law issued in 2018. And the municipality

The Didim Municipality carried out their inspection of our lifts at the end of 2019.

As a result of the control, all our lifts were put in the red category. This means that lifts were not in an acceptable state. We got 2 months to make the repairs.

For the repairs we asked the 2 companies in Didim that are operating in this field. We signed a contract with the company offering the most advantageous offer and the repairs have been done.

The Municipality has made an after-repairs-control as well, and the mistakes that were done have been corrected.

Because of the control we also decided to change our lift-maintenance-company to the one that has done all the repairs.

Electrical system

As the lifts repairs were done, we discovered issues with the electrical system. One entrance had a damaged earthing connection, and two entrances had no earthing connection at all.

We secured that all entrances now have earthing connection, as lack of earthing connection can be dangerous.

Our buildings

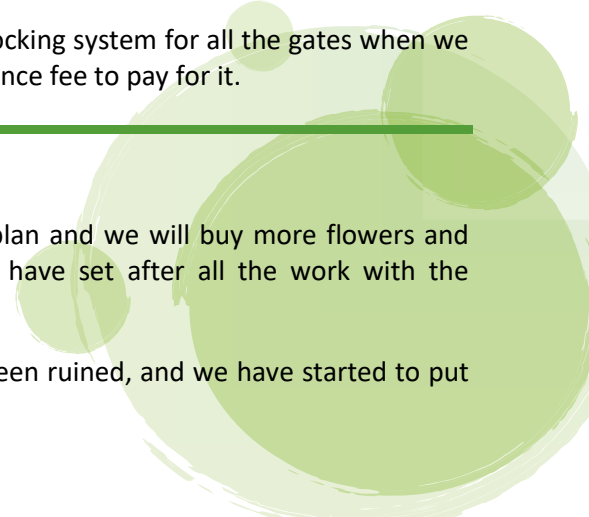
Salih has completed the exterior painting of our buildings and he has received extra payment for the good work he has done. Salih will finish all painting (stairwells and external railings) before the 1st of April.

We further aim to change the locking system for all the gates when we have received enough maintenance fee to pay for it.

Garden Plan

We have made a new garden plan and we will buy more flowers and plants when the garden areas have set after all the work with the drainage.

Some of the grass areas have been ruined, and we have started to put





in new grass, and planting the grassless areas. We want to decorate our gardens with more colourful flowers this season.

We are also considering under-tree lighting, but we will need to await the income from owner's maintenance fee.

Financial situation

By the 20th of February 2020 we have received maintenance fee for 2019 from all owners but 3. One owner has still to pay 750 ₺, one owner has still to pay 16.750 ₺, and one owner has still to pay 10.750 ₺. That sums up to formidable 28.000 ₺.

After launching legal actions, the two owners that have been non-payers for a long time have started (for the first time), to make a down payment.

The building complex dues for 2020 must be deposited on the account of building complex until the end of March at the latest. This according to the decisions that were made at the AGM in October 2019.

The earlier the payment is made, the quicker the complex will look beautiful.

Our staff

As mentioned in our previous newsletters, Ahmet's working hours were changed from the 1st of January, and he has got a new contract. The Summer Period will start the 1st of April.

Please see the newsletter from November for more details.

The up-coming season

We are planning for, and working towards, opening the complex for the up-coming season the 1st of April 2020 weather permitting.

We are fortunate to have a lot of our owners using the complex throughout the whole summer season, and we want our owners to be able to use the outdoor pool and enjoy our facilities from the 1st of April to the 31st of October each year.

Best regards,

Prime Blue 3, Board of Directors

