



## **AGM 2019 Tuesday 9<sup>th</sup> April**

Meeting opened at 11.08 am, Mike Eagle welcomes all present.

Mike Eagle 4 (+ 28 chairman proxy votes), Rachel Burgin developer votes, Anthony and Helen Vere Hodge 4 votes, Bob & Helen Appleby 1 vote, Pete & Sue Bowler 1.

Rachel opened her report with a summary of the club statistics.

### **State of the Club 2019**

18 apartments (from 23 in 2016)

207 Members

312 total weeks owned of which 35 are Flexi weeks.

Members in default

2 years default (due for repossession) 14 weeks, 13 members (22,859.20€)

1 yr. default owing this year only (12,864.00€)

**Tackling the problem of a reducing club** – I have started a 3<sup>rd</sup> reduction of the number of apartments in the club in an effort to reduce the expenditure the club faces each year to assist in keeping maintenance rises to a minimum. I have contacted members of in apartments on the second floor offering a free upgrade into apartments on higher floors and have successfully relocated 34 members with 55 members still to go. Any members still in 2<sup>nd</sup> floor weeks, please contact me to try to come to a suitable agreement.

We have finished the general reform of the apartments which are now looking fresher and more modern.

Façade.

The painting of the façade will continue throughout the summer and the building is at present shrouded in a green cover.

The costs of this renovation have been worked out as follows; 2000€ per apartment

With **18** apartments in the club scheme: **36,000€ total bill to club.**

115.385€ per week (312)

Financed over 6 years @ **19.23€ per week/ per year.**

With **14** apartments in the club scheme: **28,000€ total bill to club.**

89.743€ per week (312)

Financed over 6 years @ **14.957€ per week/ per year.**

With **12** apartments in the club scheme: **24,000€ total bill to club.**

76.923€ per week (312)

Financed over 6 years @ **12.820€ per week/ per year.**

You can see from this information why it is so important to reduce the number of apartments in the scheme. 12 apartments mean all 2<sup>nd</sup> floor apartments are removed from the club.

We now have a dynamic team with new staff incorporations this year. We have taken on 2 extra maintenance staff for the season. Our new housekeeper, Maria, is organising all the cleaning staff and getting on with cataloguing and organising our storerooms.

And with the addition of Sofia in management the whole balance has been restored.

We are once again cleaning the common areas of the building.

Our relationship with the Comunidad of proprietaries is calmer and we are negotiating a re-establishing of a maintenance contract with them to bring the building up to scratch again, after 5 years of neglect.

Our key machine check in is working well after 1 year in service.

We have rebranded our staff uniforms to match the grey colour used to repaint the building.

### **Projects for 2019.**

Repair and paint passageways

Repaint our front doors

Upgrade WIFI in common areas and look into taking it over.

Look into replacing bedroom windows which are now 50 yrs. old, cost to replace each is approx. 150€ each

Look into replacing baths with walk in showers and retiling room would cost about 2500€ each.

### **Accounts 2018**

Few mentions from the accounts,

- Social security payments are up as we've come to the end of our bonification period granted for new workers contracts.
- Hosteleria convenio has insisted that we pay 150 % for staff working bank holidays.
- Staff Additions in maintenance, cleaning and management departments.
- 24hr on call service for emergencies out of hours.
- Bank charges are up
- Lawyers' fees charged for the incorporation of the last batch of apartments into the pbait company and the final registering of the company.
- Telephone bills are up as all staff have been issued with smartphones to enable WhatsApp group communication.( this has been reduced now to key workers as most staff had their own phones) Vodafone were providing a communication platform via our network which had a monthly maintenance contract which has now been cancelled, so we should see a reduction in next year's bills.
- Informatica is raised because we are subsidising the WIFI, which is not owned by us and provided by 3<sup>rd</sup> party company.
- Maintenance costs are reduced this year as we didn't paint all the rooms. New furniture has meant less maintenance and replacements have passed into their own section.
- Replacements section, newly created this year includes furniture, bathroom fittings and curtains
- Electricity charges are up by 15% all over Spain which accounts for our rise in this category.
- Insurance is up as civil liability insurance is now obligatory in hosteleria due to the fake claims against Spanish hotels.
- IBI rates have been reduced by setting up direct debits.

### **Resolution 1 receive and adopt report and accounts for 2018**

**38 for, nil against**

### **Resolution 2 to re-appoint Javier Blas as company accountant**

**38 for, nil against**

### **Resolution 3 to set the maintenance fees for the coming year**

Your committee and I suggest a 20€ rise in fees this year to cover the cost of the repair work to the façade.

**38 for, nil against**

Any other business.

Website asked for the calendar to always show present and following year.

Meeting closed at 12.50

The date of the next meeting was set for Tuesday 21st April 2020