



We would all like to wish you a very happy Christmas and hope that the upcoming year brings happiness and health to all our members. We hope to see you again here very soon.

I've taken this opportunity to include the minutes of the last Agm to keep you informed of what's going on here at palm beach.

Kind regards

Rachel @ the staff

Sofia, Pedro, Enea, Maria, Batoul, Rosana, Pedu,

Patricia @ Kerreigh.

December 2018

AGM 2018 Tuesday 10th April

Meeting opened at 11.10 am, Mike Eagle welcomes all present. (Mike Eagle 4 (+ chairman) 30 votes, Rachel Burgin 569 developer votes, Anthony and Helen Vere Hodge 4 votes, Brian Cotton 2 votes, Pete Bowler 1. Apologies Geoff Snowden & Jim Dey.

Rachel opened her report by Giving the Chairman Mike our Condolences on the loss of his wife Pauline who supported him in his tireless role as a committee member.

Here is a summary of the club statistics.

State of the Club

18 apartments (from 23 in 2016)

227 Members (10 less than 2017)

337 fixed weeks

30 Flexi weeks week owners (21 flexi members)

Members in default

2 years default (due for repossession) 23 weeks, 19 members

1 year default (this year only) 33 weeks, 18 members.

Continuing Upgrading works in the apartments - We have had a concerted effort this year to start a reform of the apartment furniture with new sofa beds on the top floors, new head boards throughout, new bedside lockers, vanity desk and a bench for bags. New coffee tables in the lounge and new dining chairs to replace the white ones. This renovation of furniture will continue throughout 2018

Laundry - we have changed all the linen and towels this year through the rental programme at the laundry.

Reception- we now have a fully operational check-in machine in reception for all members who will be arriving outside our new office hours. It has been up and running throughout the winter and is very easy to use. Members need to use the code number provided on your booking confirmation to access the machine, choose language and follow instructions to receive your keys. To access the main door of the building, the key pad is on the right of the main door frame and the general code to press is 14 and back arrow.

We have a 24hour telephone helpline if you are unable to gain access or there are problems with the key delivery system.

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We have a dedicated WhatsApp line during office hours for you to message when you just need a quick answer to a query and don't want the palaver of sending a email or letter.

We have a fully enclosed office within the main reception which is very attractive and provides a secure and quiet place for the staff to work.

Our new website www.palmbeachclub.com is now owned by us and updated and edited by us, so we are able to keep it relevant without having to rely on 3rd party companies to do it for us. Anything you want adding to our site... just let me know! We have moved my office at the back of the building into the redundant laundry to give us more space for the incorporation of Sofia, my Daughter in June this year. She is joining me in the running of the business and she will try to meet you during your holidays. Many of you have known her since she was a baby as she has spent all her summers here whilst I was working and later worked in reception during school holidays.

We have a rental contract from the Comunidad permitting us to rent certain areas of the common areas from them for the purpose of carrying out our business. This is a much better arrangement for us as we now pay a rental of 1000€ a month (5 yrs.) and we have released ourselves from all obligations to provide a 24-hour reception service which was crippling us financially. Especially during the winter months.

We have legitimised all staff and no longer have casual workers here. We have finished with the night porter position from November and the building is temporarily unstaffed at night.

We have installed security cameras in the reception and everyone has keys to access the building. There is new led lighting through all the passageways.

Looking to 2018

We have the building partially shrouded in a security mesh to prevent plaster and concrete falling into public walkways. The building is due its 40-year technical revision and the architect has drilled several holes into the façade to test climatic damage. We also have just had a dreadful winter with lashing storms that have done a lot of damage to the front of the building. We expect the contract to be decided at this summer's reunion of the Comunidad. It will be a bit of an eyesore through the summer and winter whilst work is carried out.

The cost per apartment is expected to reach 1700€ so we will have to find 30,000€ to pay for the club apartments. As I cannot confirm these figures until the summer meeting of the Comunidad we will have to discuss how we will pay this in our next meeting.

A few mentions from the annual accounts;

The debt from non-paying members has risen as more owners fall into default.

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The income we received from renting the unsold weeks in our 18 apartments rose by 25,000 euros. And miscellaneous income rose by 50%

Social security payments went up due to not filing on time a bonification that we are entitled to so we have reclaimed that and we expect it will reappear in the next year accounts.

The bank charges have risen this last year as we are now using PayPal on our website to handle maintenance payments. Their charges are exorbitant.

The lawyer's fees for this year reduced drastically but are expected to rise again next year to cover the registering and incorporation of the final block of apartments into the club scheme. This has been an ongoing process and has been done gradually over the years to spread out the burden over the accounts.

Staff wages have reduced due to the elimination of the 2night porter positions and generally tightening up the staff cover overall.

Resolution 1 receive and adopt report and accounts for 2017
37 for, nil against

Resolution 2 to re-appoint Javier Blas as company accountant
37 for, nil against

Resolution 3 to set the maintenance fees for the coming year
37 for, nil against

Any other business.

Rachel was asked to include the 2019 calendar in the website

Questions were asked about the air conditioning units on the façade. We are planning on changing all the aluminium supports whilst we have workmen working on the façade. They will all be joined up to a communal pipe to drain the water from the units and save dripping water from each unit. This will stop the continual damage to the paintwork and water splashed on the windows of the lower apartments.

It was mentioned that the addition of Sofia to the workforce was a positive point for the continuity of the club.

Meeting closed at 12.55

The date of the next meeting was set for Tuesday 9th April 2019