



# Cala Llonga

Asociación de Propietarios Cala Llonga, Puerto de Mahón Menorca  
*Cala Llonga Owners Association, Mahon Harbour Menorca*

## ANNUAL GENERAL MEETING MINUTES

The Annual General Meeting of the Cala Llonga Owners' Association was held on the 10th of August in Cala Llonga, at 6.30 pm on the second count, with the following:

### AGENDA

- 1. Chairman's Welcome and Annual Report*
- 2. Reading and approval of last year's AGM Minutes.*
- 3. Presentation and approval of 2017-2018 Annual Accounts*
- 4. Presentation and approval of the 2018-2019 Budget*
- 5. Election of new Committee members*
- 6. Any Other Business*

1. The President, Chele Fox, opened the meeting by welcoming all the attendants and offering a brief summary of the year's hottest issues:

- **Ports Authority project to build a slipway in Cala Llonga.** The plan to create a slipway to the left of Cala Longa's beach for boats of up to 6 meters. The committee supports the project, which should be finished by next summer.
- **Sewage system building works:** the first phase of the sewage building works started in mid July. This first phase comprises the laying of all main pipes in roads, with inspection chambers every 50 metres. The work does not include any individual connections to the system, which will have to be done in the future and probably funded, fully or partially, by individual owners. The project was presented to the committee with very little notice and as a 'fait accomplis', giving them no option to voice their opinion on the work, schedule or initial roads to be worked on. They chose the longest one in Cala Llonga, calle Bergantí, with a series of ensuing problems such as the cutting machine breaking down on numerous occasions. The committee has held several meetings with the Town Hall authorities and the builder's representatives both prior to and after the beginning of the work. In the first two meetings the committee put forward the possibility of either postponing the work until September or, if not possible, at least focus on one

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area and complete the work there, instead of doing a half job all over Cala Llonga and having to dig up the roads again for the second phase. Neither option was possible.

The funds to carry out this first phase come from the Island Council and have to be used and officially signed off by the end of November. Otherwise they will no longer be available. There is also no clear project regarding the sewage plant itself, and the whole process is likely to take at least 6 years. We feel that Cala Llonga was selected because it is in the Town Hall's interest to carry on granting building and refurbishment licences here, something that was no longer allowed under EU Directives unless the initial phase is seen to have commenced.

The committee requested the installation of fibre optic while the roads were open, but this was also refused, with the Mayoress of Mahón adding that if an internet supply company is interested they generally approach the public authorities to bid for the project, and that had not been the case.

Once the work started, the committee's main concerns have focused on the dire lack of communication between the Town Hall and affected neighbours, with very little forewarning or consideration. This has led to a great deal of confusion and indignation among the residents in view of the contractor's extremely slow and unprofessional approach to the work and their completely inaccurate schedule. Two further meetings were called to in which the Town Hall representatives agreed to press the contractor to fulfil all the commitments signed between the parties (signalling, clearing the area of debris, hosing after the excavating to reduce the amount of dust, etc). Following these meetings, the Committee opted to request official registration as an "interested party" in all procedures, which basically means that the Town Hall is obligated to inform us of every development, change or happening related to the project in real time. It has also been decided that we must keep a watchful eye on the daily progress in order to avoid further damages in roads before the already affected areas are not properly repaired.

### **UP TO DATE INFO:**

The contractors have speeded up but, despite further complaints to the Town Hall and articles in the media, they have ignored all pleas to finish off the roads worked on, which are in a deplorable state with the dust, uneven edges that are dangerous for pedestrians and potholes that are resulting in punctures on cars etc. They have come up with a variety of excuses, mostly to do with elements that were missing (ie. the covers for the inspection chambers and specialist machinery that they have to bring in from Mallorca). We have another meeting

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with the Town Hall and inspector next week, but the Town Hall themselves appear to be powerless with regard to controlling the contractor.

Our greatest concern is that a) they will not complete the work on time and b) the whole of Cala Llonga will look a mess after all our efforts to constantly keep on top of matters.

- **Tourist rental licenses:** as many of you may know, the new local regulation regarding touristic rental has excluded Cala Llonga on the basis that it is an urban residential area and not a tourist area. All of urban Mahón and Es Castell have also been affected by this decision (including Binixica and Santa Ana), which required unanimous approval by all of Menorca's Town Halls. Current issued licenses in these areas are valid and cannot be reversed, but no further licenses can be obtained until the new PTI (Island Urban General Plan) is passed in a year's time. The Town Hall supports our demand that Cala Llonga be treated as most other urbanizations where licenses are permitted for detached houses/villas. They have promised that they will try to get their amendments through before the final passing of the law takes place, but there is no guarantee it will happen. Many other entities have protested as well.

2. Reading of last year's Minutes was not necessary as all the neighbours had either received a copy by email or read them on our website. Therefore, the Minutes were unanimously approved without further delay.

3. Andy Truelove took the floor to present the Annual Accounts (see attached file)

Only a couple of things needed explaining regarding the accounts. We have had a 10% increase in contribution fees, due mainly to the great work done on Facebook and the website to promote both membership and the business discount benefits. Lyndon was thanked for all his efforts. However, the Town Hall is nine months behind on their payments for the gardener. The invoices have been presented and registered, so we expect to receive the money eventually but it has been frustrating. Obviously, there is a clear concern about the future budget if the Town Hall stops funding the Association.

Andy also took the opportunity to thank Tonia Kirk for the renewed sponsorship through her company, Menorcasa. He also told everyone that the new sponsor of our website is the hotel/restaurant Biniarroca and thanked them as well.

4. Presentation of the Budget for the new period (see file attached). Andy explained that the budget for the new period was very much in line with previous years, although with a conservative view on further spending for new projects until the pending income from Town Hall is paid. The Committee feels that it is important to make improvements in Cala Llonga that we cannot expect from the Town Hall, but prefer to err on the side of caution until the sewage work is finished. These will be decided on in due course.

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Having presented both accounts and budget, the Treasurer asked the attendants to vote on them. Both were unanimously approved.

5. Chele took the floor again to ask for the approval of continuance of the Committee. This was also unanimously approved.

## 6. Any other Business:

- Water pollution. We have been warned that the level of nitrites in water is high. Local authorities recommend the use of bottled water for drinking and cooking.
- Bird control: after finishing the agreement with the former pest control company, we have now only agreed on a rat control programme with a different company. As for seagulls and pigeons, we bought three bird-scarer systems which we installed in different places. One of them was stolen almost immediately, and then another was blown away on a very windy day. They are effective, and highly recommendable to house owners with major problems provided that they are kept safely on their property.
- A neighbour recommended bean flour to eliminate rats.
- A complaint was raised about the red bug that attacks the palm-trees in private properties. Please remember that you can report any case of red bug to the local authorities if a neighbour refuses to treat their trees.
- There are very advanced plans to bring gas to Menorca, Cala Llonga included. Since our water pipes are very old and will need replacing (issue already discussed at Town Hall meetings as a result of the sewage system talks), it would be the best time to lay the gas pipes as well.
- There is news of a new electric power supply connection with Mallorca having been approved, though we have no further information on this yet.

**With no more issues to be discussed, Chele Fox declared the meeting closed, and a full account of it is provided in these Minutes.**

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