



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 took place in Cala Llonga, on August 5th, 2020 at 7:00pm, on a second count, according to the following:

AGENDA

1. President's Welcome.
2. Reading and approval of last year's AGM Minutes.
3. Approval, if applicable, of yearly accounts.
4. Approval, where appropriate, of the budget for the new financial year:
 - 4.1 Approval of paved and stepped areas improvement budget
 - 4.2 Approval of lighting improvement budget
 - 4.3 Approval of ravine fire prevention measures
 - 4.4 Approval of Falconers' new budget
 - 4.5 Charitable Donation
5. Election/renewal of the Committee
6. Any Other Business:
 - 6.1 Cancellation of Beach Party 2020
 - 6.2 Amendment to Art. 11.1 of the Statutes

1. WELCOME FROM THE PRESIDENT

Chele Fox welcomed all the attendees, and thanked them for their presence in such a difficult year.

2. APPROVAL OF LAST YEAR'S MINUTES

The President requested the approval of the previous minutes which, as is customary, had been made available to all members via email and through the website. The minutes were thus passed.

3. YEARLY ACCOUNTS

The Treasurer, Andy Truelove, took the floor to summarise the income and expenses for the financial year. As all attendees had a copy of the accounts, detail of which we provide below, he proceeded to briefly explain the deviations with respect to the approved budget:

First of all, a reduction in fee collection is reported. It's been a difficult year, Covid-19 and confinement have increased defaults. On the other hand, some non-resident owners who always pay in cash when arriving in Menorca this year have not come and we will probably not recover their dues until next year, if at all. On top of that, there have been several property sales and the process of contacting new owners is slow.

As for the Town Hall grant, the Town Hall's payments tend to be delayed by a quarter, hence the deviation of €8,000 in this year's accounts. However, we will receive those funds during the next financial year.

Finally, with regard to extraordinary income, the Treasurer took the opportunity to thank Náutica Reynés for their contribution to the sponsorship of the Association's website.

In relation to expenses:

- We haven't invested what we had planned in new membership recruitment. Last year we did maildrops and personally delivered membership brochures, but this year the general Covid situation has prevented it.
- We have spent more than planned on our website, which was in need of an overhaul to modernise it.
- The increased expense on materials and tools is due to the late payment last October to the gardener for all the expenses he had incurred over the previous 8 months on machinery repairs, fuel and

tool replacement, most of which should have been allocated in last year's accounts. In addition, this item also includes materials for extraordinary improvement works such as the installation of the new slide, or the cleaning of the beach.

- Pest control and falconers. The double cost is because the pest control company has changed their billing month and we have therefore paid the invoices for 2019 and 2020 within the same financial year.
- Finally, the approved expenditure for the beach project has not been spent, as will be explained below and with the Port Authority's offer to bear the expense. The €5,600 shown there correspond to the clearing of the area and the works to channel the water that was coming from higher up and flooding the area.

As no further comments or objections arise to the submitted accounts, they are unanimously approved by the attendees.

4. NEW BUDGET

The budget for the new financial year is then explained. It does not differ greatly from previous budgets, except for the item of €25,000 for extraordinary expenses. The Treasurer proceeds to explain the projects on which the Committee proposes to spend these funds.

First of all, it was explained that after presenting the beach project to the Port Authority, we were pleasantly surprised when they offered to assume not just the cost but also to manage the works to execute it. That is why the €20,000 allocated to it in our previous budget have been saved, except for the part spent on clearing the area and deviating the water. This clearing was carried out not just to enhance the area, but also to eliminate the plague of rats and insects. The utmost respect was shown for protected species, with the addition of creating a small stone channel so that any excess water flowing from higher up is filtered and diverted sustainably and naturally to the sea. The Port Authority has also informed us that they will assume the maintenance of the whole park/beach area up to the road once the works are finished, meaning an extra saving for the Association.

Some attendees took the opportunity to suggest the installation of a *Petanca* pitch, or outdoor exercise machines like the ones in some parks on the island. It was recalled that the subject of *Petanca* had already been studied and

that the estimate was very high. We will look at it again to see if it is feasible. In any case, any intervention in the beach area from now on will need approval of the Port Authority.

Before proceeding with the investment proposals, it was reported that the Committee, due to reiterated complaints, approved the temporary re-contracting of the falconers to combat the proliferation of seagulls and pigeons. They have been working since July with very good results, according to neighbours' feedback, and it has been decided to increase the planned expenditure on pest control for next year to include their contract.

The Board has considered that the time has come to invest some of the funds available in other improvements and enhancement projects in the urbanization. Hence the entry of €25,000 in extraordinary expenses shown on the new budget. Below detail of the proposed actions:

- **Annual investment on lighting repairs:** the Town Hall planned to include the replacement of the lighting system of Cala Llonga in its budget for 2021. Unfortunately, this is no longer likely to happen, and as the Committee we have decided to intervene. We have proposed to the Town Hall that we will cover the cost of the installation of new street lamps (where they have disappeared due to old age and storms), and the repairs of bulbs and fittings, as long as they provide us with the materials (lamp posts and fittings). The Town Hall has agreed to supply a certain amount of both the posts and light fittings, and these have now been ordered. As soon as they arrive, the electrician will start installation. Please note that these repairs will not be carried out in one year, but we will have to carry them progressively over the years depending on the availability of funds and materials.
- **Annual investment on repairs of paved and stepped areas:** there are several streets that need repairs on the pavements, and stairways between streets also need intervention. As yet we know nothing of the claims made to the contractors of the first phase of sewage work for all the damages they caused, but in the meanwhile, the Committee wants to invest an annual amount in repairs, prioritising the areas in worst shape.

Regarding the state of the streets, some attendees proceeded to complain about the proliferation of weeds. It was noted, and we will proceed to notify the gardener. However, the President pointed out

how difficult it is to always keep the urbanization in shape with just one person, and, to make things worse this year, we lost 2 full weeks of progress due to the lockdown. In addition, the gardener tried to replace the usual weed killer for an ecological one that, unfortunately, did not work, resulting in an additional loss of 6 more weeks of work. It was also pointed out that the constant discharges of waters (from swimming pools or even septic pits) from private houses to the streets only promote even faster weed growth, hindering Joan's work. A call is being made to increase the surveillance of spills.

- **Annual expenditure on the cleaning of ravines in the framework of fire prevention:** the Board has agreed to plan and budget the implementation of some measures following the recommendations of the recent report on fire hazard in Cala Llonga prepared by the Forestry Commission (IBANAT). Amongst these tasks would be the clearing to the extent of our possibilities of the ravines, and signage to raise awareness of a real risk. To reduce costs, it was suggested that we get in touch with individual wood sellers, who may be interested in doing the logging and collection of wood to sell on, at 0 cost to the Association. It was also pointed out that the Town Hall already stopped us clearing once in the past, as they were concerned about the local environmentalist groups' protests. One of the attendees, a fireman by profession, offered to study the areas and, if possible and with extra help, start doing some clearing to create firewalls. The importance of each private owner keeping the perimeter of their plots clear and trimmed is highlighted as an essential way to prevent the spread of fire through the treetops between properties.
- **Donation of 2,000 euros in essential products to the local food bank to alleviate the effects of Covid-19:** this issue was overlooked during the AGM, although it had been passed in a prior Committee meeting. With 3 votes against, the Committee had approved a donation of 2000€ in kind, not in money. Since this issue was not raised during the AGM and therefore could not be voted over, **if there is no majority opposition in the two weeks following the publication on the website of these Minutes, we will proceed to the purchase of the products in one of the local supermarkets for delivery to the foodbank or any other charity deemed suitable.**

Presented with all proposals, the 2020-2021 budget is approved.

5. BOARD ELECTION

The Board requests approval of its work for re-election and attendees are invited to join the Board. The board is re-elected for another year.

6. ANY OTHER BUSINESS:

It is reported that, due to the COVID-19 health crisis, the Committee decided to cancel the celebration of the already traditional Beach Party, originally planned for August 7th.

Finally, and as a point that remained undiscussed during the Assembly, the Committee requests the approval of the amendment to Article 11.1 of the Statutes of the Association, which will henceforth read:

"The AGM notice, as well as that of an extraordinary general meeting, shall be sent to each individual member of the Association using the address provided by the member by electronic format instead of by regular mail"

Unless there is majority opposition from members, communicated in writing via email within two weeks of the publication of these Minutes, the suggested amendment shall be deemed approved and therefore implemented.

And with no more issues to deal with, the meeting was adjourned and these Minutes were drafted.