



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 7th of August in Cala Llonga, at 7.30 pm on the second count, with the following:

:

### **AGENDA**

1. Welcome by the President to the AGM: Hot issues report
  - New local Government: first meeting conclusions
  - Sewage system installation works: 2<sup>nd</sup> stage
  - Tourist rental licences
2. Reading and approval of last year's AGM Minutes.
3. Approval of the 2018-2019 annual accounts.
4. Approval of the proposed 2019-2020 budget.
5. Election of the Committee.
6. Any other business.

-----

### **1. WELCOME OF THE PRESIDENT**

Chele Fox welcomed all attendees and apologised on behalf of the members of the Committee who had been unable to attend. Some attendees took the opportunity to thank the Committee for all the follow-up work carried out during the first phase of the sewage system installation. She then proceeded with a brief summary of the hottest issues that affect our urbanisation.

- Regarding the first meeting with the new local government team in situ (down at the beach area), these are the issues that were discussed:

**Street Lighting:** the public lighting is very old and faulty, with rusty posts and lamps that need to be replaced, plus constant supply failures in certain areas due to units that have deteriorated with age and are impossible to fix. Currently, there is no implemented Town Hall project or financial budget for a complete replacement, and we are all aware that Cala Llonga covers a vast area. The brigade comes when they are notified, but unfortunately not with the desired agility. We told the new mayor, Hector Pons, that we would be willing to contribute financially if this helped to accelerate the process. Chele took the opportunity to encourage attendees to contact the association whenever they see or find out about failures, and to send us photos of any damage or deterioration that needs intervention. Whenever we contact the brigade with detailed information, they usually sort it out quite quickly.

**Traffic control and signage:** two members of the local police were also present at the meeting, so that we could discuss traffic and signage problems. Ever since 2012, we have been requesting new signs and painted lines, not only to aid traffic flow but to eliminate or at least minimise black spots and clarify parking areas. The police said that they would prefer to start by defining the parking areas on each street so that they can then mark correctly. We reminded them that a map with our traffic regulation proposal had already been sent to them years ago and they promised to retrieve it to study the current viability of its implementation. They were also asked to replace the signs in poor condition and to find a solution to the speeding that occurs in the third entrance.

We also insisted on the need to increase **police presence**, which they attributed to the lack of sufficient staff.

**Wooden fencing:** The Town Hall agreed that they would gradually fix the broken fencing along the front and overlooking steep drops.

**Fire risk in ravines:** another issue that we brought up is the urgent need for thorough and regular clearing of vegetation in the ravines due to a worrying fire risk in the dry summer months. They were reminded that last year we agreed to assume the cost of cleaning one of the ravines, but once the work started we were asked to stop by the Town Hall because they were concerned that the island's environmental group would protest.

**Garbage collection:** although the service works quite well, we commented that the sweeping truck does not come as often as before, and asked for this to be resolved.

**Sewage works:** We were told that the second phase (between Entrances 1 and 2) is imminent, although not within this year as initially hoped for. The project still has to go out to tender and we will be kept informed. We emphasised the damage done by the construction company that executed the first phase and said that we hoped that they would be excluded from the tender, since we all agree that it has been disastrous and we are still waiting for the repairs of all damage caused by their work. It was tacitly agreed that the work must not be carried out in the summer.

**Tourist licenses:** When asked about the current ban on tourist licenses, they confirmed that the new PTI (Island Urban Planning), which is a year late, is expected to be passed before the end this year, and already contemplates the inclusion of Cala Llonga as an area suitable for licenses. In this way, all those villas that meet the requirements established by the Tourism board may obtain a tourist license.

**Boat ramp works:** The Port Authority has undertaken the building of the boat ramp. This was delayed by the accumulation / filtration of water. We asked them to clear as much vegetation as possible at their expense, and then discovered that there was a similar filtration problem on the other side of the bay. The Association committee agreed to cover the repair of this work, digging up a channel and filling it with rocks which would allow excess water running down from above to run into the sea and not collect on the mud. All the rest of the work has been assumed entirely by the Port Authority. The concrete has now been tinted and is not as grey and unsightly.

## **2. APPROVAL OF PREVIOUS MINUTES.**

The President requested the approval of the previous minutes which, as usual, was made available to all members through the website. The approval was unanimous.

Before proceeding with the next item on the agenda, an improvement project for the beach area was presented, for which funding has been reserved in the budget for the coming year, which will be presented later as a €20,000 item.

The project consists in clearing and cleaning the beach to create a more attractive and enjoyable leisure area for all Cala Llonga residents. The project was presented by José Luis Antón Pacheco, our architect on the Board. The presentation gave rise to a long debate among the attendees who expressed the following doubts:

- If we clear the area and make it more attractive, will we also attract non-residents. Who is going to take care of the extra cleaning that it may entail?

- How can we ensure that the space is not used to leave more trailers now that the boat ramp is built? It is clear that the ramp will be used by boat-owners from various other areas.

- What financial contribution will be made by administrations if any at all? Will €20,000 be enough to make it happen?

- Considering that the second phase of the sewage is pending, some assistants wonder if it would not be more sensible to wait for this work to be finished.

- To what extent can we, as an Owners' Association assume this work from the point of view of licenses and authorisations?

- Some attendees consider that there are more urgent actions in which we could invest funds: lighting repairs, ravine cleaning, pavement repairs.

- The project is assumed by the association, but it will affect all the neighbours (members or not), opening up water views with the elimination of overgrown and non-protected vegetation. However, while owners close to the area may enjoy better views, they are also more open to seeing and hearing activity in the playground and ramp area. Maybe we should ask for their opinion before making a decision.

In view of all these queries, it was explained that the Port Authority will soon assume official ownership of the entire beach area (previously owned by the Town Hall), including the playground area and going right up to the road. This means that they will be responsible for its maintenance and the control of boats and trailers. **The Board has already presented the project to the head of the Port Authority, who was very enthusiastic and did not foresee any problems with authorisation to carry out the extra work.** However, he did not commit to any further investment in the project. José Luis explained that, in the absence of a final estimate, we calculate the total cost of the project at around €30,000 and, although we have only provided for a €20,000 reserve on our proposed budget, we believe that we can obtain the rest from the Port Authority, or simply decrease the scope of the area.

Despite all these explanations and a majority approval of the project (even suggesting the full €30,000, which Andy Truelove the Treasurer was not in agreement with), no conclusive agreement was reached. After considering alternative investment proposals (lighting, ravines clearing, pavement repairs, etc.) it was decided that, in addition to commenting on the project in the Minutes, **the committee will send a separate email with a full presentation of the beach project including the estimate to all the members to vote on as they see fit. NB: This will require a clear request to respond within a pre-established term of 30 days, otherwise members no longer have a say.**

If after the submission of the proposal there is no majority opposition, the project will go ahead with an initial approved cost of €20,000. However, if the **project does not obtain approval**, the committee will decide to which of the aforementioned possible interventions the funds will be destined. Chele also stressed that it is important to remember that we as an Owners' Association should not be contributing to essential public works, and that any contributions provided must always be backed up by the different administrations, with the assurance that we are covered as far as civil liability is concerned.

### **3. YEARLY ACCOUNTS**

The Treasurer, Andy Truelove, took the floor to present the accounts for the year. Copy of them is attached to the present minutes. There are few matters to review in the accounts, except that we have not reached the expected income from membership fees due in part to the numerous sales operations and the slowness in

obtaining the data of new owners. To promote the number of new members we have created leaflets that have been personally distributed throughout Cala Llonga. In this regard Tonia Kirk proposes that we also leave these leaflets in real estate agencies. On the other hand, the Town Hall Council has caught up with late payments of gardening bills so we have no cash flow issues to worry about. Andy, nevertheless, insists on the need to be cautious with the expenses, since we do not know when the Town hall will be delayed in the payments again or if it will cancel them at some point.

Once the other entries of the accounts are reviewed, the approval of the attendees is requested, which they grant unanimously.

#### **4. BUDGET FOR NEW YEAR**

The budget for the new fiscal year is presented (a copy of which is attached at the end of these Minutes). All entries are reviewed without comments, so the Treasurer proceeds to ask for their approval, with the exception of the extraordinary entry of €20,000 for the beach project, whose approval will depend on the vote of all members once the project is sent to them by email. The budget is thus approved.

#### **5. ELECTION OF THE COMMITTEE**

The Committee requested the approval of its management and its re-election and attendees were invited to join. Those interested are urged to come to the first committee meeting to be held in Autumn to define what tasks they can or would like to undertake based on their available time and interest. The current committee was re-elected and the election of any new members will be informed later.

#### **6. ANY OTHER BUSINESS**

At the request of several neighbours, it has been decided to set the dates of the Assembly and the Beach Party to coincide with the first Wednesday and Friday of August every year, so that all non-resident members can adjust their agendas if they wish. Therefore, by approval of the attendees, the following dates are set for 2020:

Annual General Assembly 2020: WEDNESDAY, AUGUST 5, 2020

Beach Party: FRIDAY AUGUST 7, 2020

José Luis Antón commented that there has been movement in the plot of the *Aldea Turística* and suggests that we ask the Town Hall for information on a possible new building project.

POST-MEETING NOTE: We take this opportunity to inform you that, after this AGM, we requested information regarding this from the Town Hall. Although no official response has been received, the press has already published the intention of the developer METROVACESA to build there and, apparently, they have already submitted the initial project. The Committee is now awaiting confirmation of an appointment with the mayor to be informed in detail.

Furthermore, and regarding the Beach Project, we have decided to start by clearing some of the vegetation by the beach in the next week. After that, we will be in a better position to study the scope of the area and find the best solution before presenting it to all the members.

And, with no further matters to discuss, the meeting was closed and the present minutes were drafted.