



Association of Owners 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 20, 2021, at 7.00 pm on second count according to the following:

AGENDA

1. Welcome from the President.
2. Reading and approval of last year's Minutes.
3. Approval of the annual accounts.
4. Approval of 2021-2022 Budget.
5. Election/renewal of Committee members.
6. Any Other Business

1. WELCOME FROM THE PRESIDENT

After welcoming and thanking all the attendees, President Chele Fox proceeded with the agenda.

2. APPROVAL OF PREVIOUS MINUTES.

The President requested the approval of the previous year's Minutes that, as it's customary, were made available to all members through the website beforehand. The Minutes were approved.

3. ACCOUNTS FOR THE YEAR.

Then the Treasurer, Andy Truelove, took the floor to report on the income and expenses of the year. At the end of this Minutes you will find a copy of these accounts, along with the budget for the new financial year.

In relation to **revenues**, it is noted that, after last year's fall in revenue due to the pandemic, this year we have managed to keep up without major losses. He pointed out that part of these unpaid fees from 2020 are from foreign owners who usually pay in cash upon arrival, and hopefully they will start paying again once they can travel back to the island. Fortunately, this year we have managed to bring in some new members, which is the reason why we have remained stable in terms of income from membership fees.

As for the Town Hall subsidy, after a review of the billing and received payments from previous years, we detected a shortfall on the latter, which was not accounted for by Town Hall. We managed to resolve this issue and we will recover the funds due over the next three years, at the rate of 6.000€ extra per year. This is shown in next year's Budget.

Finally, we have significantly increased our additional sponsorship income, thanks to the new sponsorship programme established by categories (gold, silver and bronze). This programme entitles collaborating companies to different advertising spaces (on our website, brochures and in the maps located at the entrances and other spots of the urbanization) depending on the category contracted. The total raised in this way has amounted to more than 4.500€. Obviously, part of this income will have to be used to pay for the new maps with the logos of the sponsors, which will be shown in the Budget. We take this opportunity to express our gratitude to Lyndon West who has overseen the designing and implementation of this project.

In relation to **expenses**, as you can see in the accounts the total deviation at the end of the year is just over 9.000€. This figure comes from

extraordinary spending on marketing (to launch the sponsorship programme); on various repairs and maintenance works (extra trimming of all palm trees plus the repair/replacement of some playground elements); and finally, the extra cost of the falconers, whose contract we extended due to the plague of seagulls and pigeons that we have suffered on the island this past year. In this regard, although most neighbours have noted an improvement when the falconers are active, this year it does appear to have been as effective as in the past. They are no longer operating and we will seriously consider any alternative options next year.

After finishing the Accounts review, and with no objection from the attendees, the accounts were approved unanimously.

4. BUDGET FOR THE NEW FINANCIAL YEAR

Andy Truelove proceeded to briefly present the budget in which the only notable thing is the increase up to 11.000€ in extraordinary income, which corresponds to 5.000€ from the renewal of the sponsors and 6.000€ for the extraordinary funds from delayed Town Hall subsidies, as previously explained.

As for the expenses, they are in line with the previous year's. We plan to continue with ongoing improvement works of up to an overall amount of 20.000€. Areas that we plan to target for expenditure, subject to final estimates and other unexpected expenses are shown below. These are provided as a guide and the committee reserve the right to change these estimates and subject areas.

- Improvements in lighting (10.000€)
- New maps (3.000€)
- Cleaning and repairs of steps (7.000€)

Before proceeding with the approval of the budget, a number of issues arose which we summarize below.

- First of all, a question is raised about the cleaning of the ravines. Chele explained that we already tried to clear them in the past, especially because of the great danger of fires posed by its poor condition, but the Town Hall stopped the work at the request of

the GOB. We were asked to consult it again and get an official response in writing.

- Another question was regarding the possibility of raising membership fees a little (10%) to increase our income. The majority voted against this option but agreed to discuss it again next year if the global situation has improved. It was stressed that, ideally, the way to raise revenues should be increasing the number of members rather than increasing the fees. It was also agreed to work on the sponsoring programme further, to attract more companies and thus increase not only our revenues but also the benefits for members.
- Chele and Juan Reynés explained that the Committee had looked into and budgeted the hiring of a private security company to make random patrols within the urbanization (paying particular attention to areas with the highest density of members) as a deterrent measure for thieves and *squatters*. Unfortunately, the cost of this service is unsustainable. By law, the patrols must always be made with two security guards, which would mean a cost of 55€ per hour of service. We have requested the Town Hall to provide us with a greater police presence on several occasions and will do so again. It was highlighted that, with regard to squatters, the most immediate and effective measure is the installation of an alarm, as the Police can only intervene and vacate a house during the first 24/48 hours. It was proposed to negotiate with various security companies (Securitas Direct, Sevip, etc.) to obtain a special offer for members.

Once the discussion of the above-mentioned issues was concluded, and in the absence of objections, the Budget was approved and Chele proceeded with the agenda.

5. ELECTION OF THE COMMITTEE

Once again, the Committee asked the attendees if anyone would like to join the Board but, with no volunteers, the Committee is thus re-elected for another year. Nevertheless, in view of the low attendance at the AGM, we

encourage any members to consider joining the Committee and relieving some of the old guard!

6. ANY OTHER BUSINESS:

The first issue that came up was the poor state of the mailboxes. Unfortunately, the company delegated on the island is not answering our requests and we are still waiting for them to send us a quote for the necessary repairs.

The second issue is traffic. The placement of a mirror is requested in at least two spots of the urbanization: the third entrance and in Calle Bergantí. The first, being on the main road, would be competence of the Island Council, so we will need to request it through official channels. For the second, however, it may be faster to install it ourselves, though it will be consulted with Town Hall first.

Thirdly, there was talk of the deficient collection of garbage by the Town Hall. Attendees were urged to contact us if they see that garbage is not being properly collected. We have discovered realize that a direct call to our Cala Llonga Councilor can be quite effective in this regard.

Finally, a recurring complaint, loose dogs. Chele explains that we had already consulted with a lawyer about this matter, but it is a very complicated issue to solve when there is no real evidence of the infraction. Having consulted it again, we have been told that the only measure is to report it to the police and, if there is a photo or video (provided it is in a public area), to present it along with the complaint.

And with no further business to discuss, the meeting was adjourned and the present Minutes were drawn up.