



Owners' Association Cala Llonga, Port of Mahón, Menorca
Cala Llonga Owners' Association, Mahon Harbour, Menorca

ANNUAL GENERAL MEETING 2022

MINUTES

The Annual General Assembly of the Cala Llonga Owners Association took place in Cala Llonga, last 12th August 2022, at 7.00 p.m. in second call according to the following:

AGENDA:

1. Welcome by the President and Annual Report:
2. Reading and approval of Last Year's Minutes
3. Approval, if appropriate, of the accounts for the financial year.
4. Adoption, if appropriate, of the budget for the new financial year.
5. Election/renewal of Board members.
6. Any Other Business

1. WELCOME FROM THE PRESIDENT

After welcoming and thanking all attendees, President Chele Fox proceeded with a summary of the most important issues addressed by the Governing Board during the past year:

- Progress on the improvement of the street lighting: The Town Hall is going to replace the 16 wrong street lights that were installed last year with the correct model. The entire new installation will be paid for by the Town Hall as the model error was theirs. Of the 16 street lights that will be removed, the 6 that were paid for by the association will be handed over to us so that we can use them in other sections. As you will see in the budget, the intention is to continue with the

renovation of luminaires at the points where lampposts are in good condition.

- Building regulations: the announcement of the imminent end of the moratorium on obtaining building licenses caused the Town Hall to rush to grant the permits already applied for, which has led to an unusual number of building works in progress in the same year. This has resulted in a considerable increase in the number of complaints for excessive noise and abuse of builders' rights. First of all, we would like to remind you that Cala Llonga, being considered urban land, allows building works all year round. Although in summer certain restrictions apply, these are much more flexible than in officially touristic urbanizations and have to do mainly with noise levels and the use of heavy machinery. You can consult the current regulations on our website. In any case, we urge residents to report any infringements immediately. From our side, we will be asking for police reinforcement to monitor compliance with the timetables.
- Risk of fire: this has become a serious problem, especially in a year with so little rainfall and such intense heat. In Cala Llonga we have three large ravines, in a very bad state of conservation and with a high density of houses around them. Unfortunately, all the institutions we talk to are passing the buck. From the Committee we had proposed to allocate a budget item for their clearance, but in order to act we need the approval of the GOB (because of the protected plant species that are apparently present in the ravines) and two years ago they already managed to stop our last attempt to intervene. At first, we thought of going one step further and contacting Red Natura, which is the national network that sets the GOB's agenda, but we have no guarantee that it will work. Another option is to denounce it in the press.
- Water restrictions: from the Board we call on all residents to use water responsibly, to limit its use to what is strictly necessary, and to report any misuse that they detect (for example, filling swimming pools, cleaning boats on the jetties, etc.). On a general level, the Town Hall informed us at the beginning of the summer that the watering of green areas was prohibited and for more than 8 weeks now they have not been watered. On a different note, Mr. Pujal, a resident of Cala Llonga, informed us that after installing an osmosis system in his house and ordering an analysis for safety reasons, the results were negative for consumption due to the presence of E-Coli. In this regard, we would like to inform you that after the assembly we immediately contacted the water company to ensure that this did not affect the whole urbanization. *Hidrobal* confirmed to us that they do monthly analyses of the water in the network and in the tanks where they exist (as in Cala Llonga). Nonetheless, upon our request, they have done an extraordinary test and we are pleased to inform

you that no E-Coli has been found in either the general network or the water tank.

- Updating of the Statutes: Please be informed that the Board has decided to proceed with the updating of the Association's Statutes, which we consider to be outdated. Once this has been done, the new version will be sent to you and, if necessary, will be put to a vote.

2. APPROVAL OF PREVIOUS MINUTES.

The President asked for the approval of the previous Minutes which, as usual, were made available to all members via the website. The Minutes were approved.

3. ACCOUNTS FOR THE YEAR.

The Treasurer, Andy Truelove, then took the floor to give an account of the income and expenditure for the year. A copy of these accounts, together with the budget for the new financial year, can be found at the end of these minutes.

In relation to **income**, it is noted that although we have met our expectations in terms of membership fees, we are still at a low number of members.

As for the Town Hall subsidy for gardening, once again payments are coming with delay, although they have confirmed to us that they have the outstanding invoices on record and that they will "shortly" settle them. From our side, you will see in the expenses section that we have not settled the gardener's contract in full either, as his payments are actually linked to payments from the Town Hall.

As for the apparent deviation in sponsorship income, this is not really the case, as last year's budget included mistakenly a reimbursement of almost €6,000 for the gardening contract, which had nothing to do with sponsorship income, and which we have reflected as a budget reduction for the new year.

In relation to **expenses**, as you can see, we have spent €20,000 less than budgeted, which comes mainly from street lighting, the delay in gardening payments, and the cancellation of the falconers' contract over the winter. On the first point, the lighting, instead of moving forward as we wanted, we have had to fight with the Town Hall to replace the new street lights with the correct model and, as we have explained above, they have finally agreed to bear the whole cost, so the 10k for it are still in the bank; as for the gardener we have already explained that as soon as the municipal funds come in we will also catch up with his payments; finally the falconers have not been working all winter. We have only called them in for the last three months due to the disproportionate increase in the presence of pigeons. As always, this expense generates controversy. While some residents confirm that

the problem improves when the falconers are present, others consider that it has no effect and is a waste of money. Future contracts will be decided at Board level.

As for the other budget deviations: the bigger expense for administration/office comes from the payment to Tax Consultants for VAT declarations that we are now obliged to make when invoicing sponsors; the extra expense for marketing is related to the new plaques for the maps with the names of the sponsors. We have also had some extra expenditure on repair and replacement of tools. You will see that we have recalculated the 2022-2023 budget to bring it more in line with reality.

There being no questions from the attendees, the accounts were put to the vote and were unanimously approved.

4. BUDGET NEW FINANCIAL YEAR

The budget is briefly presented as it follows last year's line. The budget for general enhancement projects are maintained and the above-mentioned adjustments have been applied.

There being no questions from the floor, the budget was put to the vote and was unanimously approved.

5. RENEWAL OF THE BOARD

Chele took the floor again to announce her decision to leave the Board and her position as President with immediate effect, as did Juan España. After more than 15 years at the helm of the Association/Entity, both feel that the time has come to make way for new people and ideas. We would like to take this opportunity to thank them both for their enormous contribution to our urbanization. They will be greatly missed.

As for the rest of the Board, the following new positions have been proposed for the new financial year:

President: Andy Truelove

Vice-President: Juan Reynés

Treasurer: Hannu Engelman

The remaining members of the Board will be assigned specific tasks at the next Board meeting.

The attendees are asked to approve the New Board, which is unanimously approved.

6. QUESTIONS AND REQUESTS:

Tonia Kirk proposes to organize groups of volunteers to clean up plots full of rubbish and plastics as the Town Hall does not intervene on private land, and in some places, either due to incivility or because of the wind, a lot of rubbish accumulates. Her proposal is accepted.

Still on the subject of cleanliness, there are complaints in some areas about the excess of loose gravel. In theory, the Town Hall sends the sweeper, but few of us see it working. They will be asked to send it back.

We ask you to denounce abuses of the use of our rubbish containers. Many private gardeners, even from outside Cala Llonga, continue to use the rubbish containers to dispose of their garden waste and save on landfill fees. The same goes for building rubble. We will continue to denounce and prosecute.

There being no further business, the meeting was adjourned and these minutes were drafted.