



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

## **ANNUAL GENERAL MEETING 2023**

### **MINUTES**

The Annual General Assembly of the Cala Llonga Owners' Association took place in Cala Llonga, last 11th August 2023, at 7.00 p.m. on second call according to the following:

### **AGENDA**

1. Reading and approval of the minutes of the last assembly.
2. Progress Report 2023
3. Presentation and approval, if appropriate, of the 2022/2023 accounts and the 2023-2024 budget.
4. Renewal of the Committee
5. Residents' Guide 2024
6. Any Other Business.

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#### **1. APPROVAL OF PREVIOUS MINUTES.**

After welcoming the attendees, Andy Truelove proceeded to ask for the approval of the previous minutes which, as usual, were made available to all members via the website. The minutes were approved.

## 2. PROGRESS REPORT

- **Risk of fire:** throughout the year we have been insisting to the Town Hall to clean the ravines to reduce as far as possible the high risk of fire that their state poses. As you know, a few years ago we wanted to take charge of the cleaning of the large ravine (third entrance) and the Town Hall stopped the work at the request of the GOB. This year, we offered to contribute up to €10,000 to cover the cost of the cleaning and clearing. Although we were told that it would be carried out and that they had an allocation of almost 15k that could be used for it, the truth is that nothing has been done and we are being given weekly delays. To date, this allocation has not been confirmed, and there is no company to carry out the work. For this reason, from the Committee, we have filed an official request, reminding them of the Civil Responsibility of the Consistory and other official bodies in the event of a fire. After discussion in the Assembly, it was also agreed to take the letter to the press if no response is received within a reasonable period of time.

To date, the only action taken has been to clean up the plots along the road that also posed a risk.

- **Water quality:** this is another of the issues discussed with the municipal authorities throughout the year. The Town Council is working and investing to solve, or at least improve, the nitrate problem. In short, Mahón takes its water from three large wells. Work is currently underway on one of them, which feeds part of the centre. In future years, work will be done on the other two. In the meantime, through a previously disused well in San Climent, it is planned to discharge a percentage of denitrified water into the well that feeds Cala Longa, and it is possible that in this way the overall level of nitrates will be reduced somewhat. However, they do not believe that it will really make much of a difference. Therefore, the water in Cala Llonga is still not drinkable. For those residents who choose to install osmosis systems, they should bear in mind that osmosis filtration not only removes harmful minerals, but also those beneficial to health, so it should be compensated by mixing other waters.
- **Traffic signs:** finally the City Council has proceeded to change the speed signs to 30km/h.
- **Sweeper:** the sweeping machine from the town hall promised for the beginning of the season has not arrived and after several complaints

we have managed to get the town hall to send us the one from Mahón centre to work and clean all the streets. The new sweeper, for the urbanisations, will arrive in October and should come once a week.

- **Gardening:** taking advantage of the delays of the City Council in paying our gardener, we have managed to maintain the service for another year. However, the Town Hall insists that the current system is unsustainable and sooner or later the Town Hall will stop paying the gardener's bills. For the moment, the gap with the payment of their bills guarantees us one more year of income from the Town Hall. During the course of this year we will see how long he is allowed to continue with his work.
- **Falconers and pest control.** The attendees were informed that since April we have restarted the monthly contract with the falconers to combat the invasion of gulls and wood pigeons. During the meeting the head falconer and his falcon were introduced.

### **3. ACCOUNTS FOR THE YEAR.**

After this brief report on the most relevant issues, the President proceeded to present the accounts on behalf of our Treasurer, Hannu Engelman, who preferred to delegate the presentation, as it was his first year in office.

At the end of the Minutes you will find details of the accounts for the year and the budget 2023-2024.

In relation to **income** we have slightly exceeded the estimated dues. We have 136 members, which is not even half of all homeowners. However, although slowly, we are increasing our membership every year and both the real estate agencies and the local law firms involved in the sales and purchases often provide us with the details of new owners, most of whom end up joining. Unfortunately, we also have a number of departures each year.

The municipal subsidy, although it seems to have been collected in full, in reality half of it corresponds to what was not collected the previous year. As of the date of the Assembly, the City Council owes us six months of gardening work. We have included this amount in next year's budget.

Finally, thanks to the efforts of the Committee, we have significantly increased the number of sponsors, so we have received €6180 more than originally estimated.

On the **expenditure** side, Andy proceeded to explain the deviations of the most relevant items:

- Marketing costs have soared due to, among other things, the production of the membership handbook, which we have distributed to our neighbours, and the increase in advertising space for sponsors. This expenditure is closely related to the increase in income from sponsors (we have spent €3000 more than planned in order to earn €6000 more). In this regard, it is commented that for the 2024 Manual we are open and willing to receive comments and suggestions on points to modify, include or delete. If anyone has not received the Handbook at home, please contact us.
- The deviation of the payment to the gardener is because we still owe him an invoice.
- Pest control: the discrepancy is due to the fact that the annual invoice from Will Kill this year has been brought forward to July, whereas last year it arrived in August. This is why this year's expenditure is doubled.
- Improvements: we had foreseen an expenditure of 20000€, but as we explained at the beginning, the 10000€ reserved for the cleaning of ravines is kept pending the intervention of the city council.

As for the budget for the new year, as you can see, it remains at this year's levels, except for two items:

- **Gardening:** For those who don't remember from last year, the gardener's contract is 35k gross per year. Due to a billing error on his part there was a cost overrun in previous years which he has paid back to us over the last two years, at the rate of 8k each year. Hence the 2022 budget was 27k and not 35k. Today, the debt is paid off and therefore a payment of 35k is foreseen for next year +5k to cover any extra gardening work needed, in case Town Hall takes over gardening.
- **Improvements:** it is proposed to the Assembly to increase to 30000€ the item for improvements, of which 10k would be to continue with the improvements to the street lighting and the rest for the cleaning of the ravines. However, it is proposed to leave it up to the Committee to decide whether to invest the whole amount in the cleaning of the ravines in case the Town Hall does not respond to our demands. The Committee believes that tackling the fire risk is more important right now than installing 15 new streetlights. In any case, this decision will be taken at a later date, depending on the response of the Town Hall to our last letter. The Assembly is asked to approve this point. The measure was unanimously approved.

After the presentation of the accounts and the budget, the President asked for the approval of the Assembly. The accounts 2022-2023 and the budget 2023-2024 were unanimously approved.

#### **4. COMMITTEE RENEWAL.**

For the new financial year, the following will remain as members of the Committee:

Andy Truelove, Juan Reynés, Hannu Engelman, Mike Horseman, Lyndon West and Tonia Kirk.

The distribution of positions and tasks shall be decided at the first Committee meeting of the financial year during September.

An appeal is made to those attending to join the Committee, as new energy is always necessary and most welcome.

#### **5. Handbook 2024**

It is explained that in 2024 we want to renew the handbook as it has been very successful this year. And, as mentioned above, we are happy to receive suggestions on this respect.

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

Having asked the attendants, no further questions or comments were raised so the Chairman closed the meeting and asked that these minutes be drawn up.

In Mahón, on August 11th 2023,

**Cristina Gómez-Cambronero**

**Secretary**