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

ANNUAL GENERAL MEETING 2025

MINUTES

The Annual General Assembly of the Cala Llonga Owners Association took place in Cala Llonga, on August 21, 2025, at 7:00 p.m. on second call according to the following:

AGENDA

1. **Welcome from the Chair and Approval of the previous Minutes**
2. **Management Report.**
3. **Town Hall Report**
4. **Presentation and approval, if applicable, of the 2024/2025 Accounts and 2025-2026 Budgets.**
5. **Renewal of the Committee**
6. **Any Other Business**

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1. APPROVAL OF PREVIOUS MINUTES.

After welcoming the attendees, Andy Truelove proceeded to request the approval of the previous minutes which, as it is customary, was made available to all members through the website. The minutes were approved.

2. MANAGEMENT REPORT

RAVINE CLEARING – During the year we have carried out the clearing of two of the ravines of the urbanization (around houses 223 to 215 and 188 to 192; and the one next to houses 80 to 90). We have also carried out maintenance work on the large ravine that we cleaned and cleared last year. The Town Hall continues to contribute nothing to this item, clinging to the argument that technically the ravines are not part of its jurisdiction.

For the year that now begins, we plan to continue clearing other ravines and maintain those that we have already cleared. We will also contact the owners of the houses bordering the ravines to try to obtain extra financing from them.

GARDENING – The City Council currently assumes the cost of two gardeners once a week. This, clearly, is not enough, so we propose, for the new year, to double these hours during the summer, as we already do throughout the winter, at the expense of the annual budget.

DEMOLITION OF CONTAINER ENCLOSURES - At the request of the Association, the Town Hall demolished all the stone enclosures for containers, except for the two near the jetties. The new management of the marina (MARINA DEL REY) wanted them for the use of their clients. They promised to secure them with doors and a roof, but the delay in this action has meant that these two areas have become real landfills during the summer. Both Marina del Rey and the Town Hall have been passing the buck on who should collect it for weeks. Finally, an agreement was negotiated whereby Marina del Rey has installed the doors and a roof and placed recycling containers, while the Town Hall (through its contractor) proceeded with the removal and cleaning of the accumulated garbage. We believe that we must go further and provide informative brochures so that Marina del Rey can distribute them among users, and also provide recycling bag dispensers of different colors to encourage their use.

NEIGHBOURS' HANDBOOK- The handbook has been very well received and this year we have had to expand the number of pages to accommodate the increase in advertisers. Liz Davis, a new member of this board, has agreed to take charge of the edition in this new year.

ROAD SAFETY - After two more years of requests, the City Council has finally installed safety mirrors at the dangerous T-junction at the bottom of *Bergantí* Street with the *Passeig* des *Mariners*. However, the entire urbanization is lacking updated

signage on the direction of traffic, the maximum speed allowed, etc. We will continue to insist.

SOCIAL GATHERINGS – Both the welcome party in June and the summer beach party were a success, with more than 100 guests at the latter. We take this opportunity to welcome Justin Underwood to the Board who will assume the tasks of social relations.

3. TOWN HALL REPORT

RUBBISH COLLECTION SYSTEM - In general, the individual collection system works well for everyone who sticks to the schedule; even when individual bins fall short in summer, the collection company takes the surplus as long as it is of the correct category. The problem still arises in the summer, when tourists, either out of ignorance or conscious disobedience, throw their garbage in the community containers/stone enclosures or, in some cases, even in the streets. In fact, we have an area where caravans park "illegally" and occupants leave their rubbish right there. We are in permanent contact with the Town Hall, reporting each infraction and collaborating as much as possible to improve compliance with the system.

MAINTENANCE AND IMPROVEMENT WORKS - After years of negligence on the part of the Town Hall in the maintenance of the tarmac, sidewalks, walls and fencing, we have offered to work with them in the organization and partial financing of these repairs. As soon as we reach an agreement with them, we will plan the tasks and start the most urgent repairs.

STREET LIGHTING - The City Council's failure to date to meet its promise to install 100 low-energy, low-light pollution replacement LED streetlights is yet another example of the frustrating reality of dealing with public administration. Three years ago we agreed to finance the installation of 30 new streetlights in exchange for the Town Hall installing 100. We did our part, but they continued to provide delays and excuses, the last one being that they have entered into a legal battle with the contractor. Whatever the real reason, the TH funds for this initiative came from external grants that have now expired. We are still waiting for the final result and a new promise....

4. ACCOUNTS FOR THE YEAR AND BUDGET 2025-2026

The President proceeded to present the accounts for the financial year and the new budget, a copy of which is attached to these minutes.

In terms of income, it should be noted that we have collected slightly more than expected thanks to the new sponsors, while income from fees remains stagnant: new members are neutralized with withdrawals. We are looking at ways to incentivize neighbors who are still reluctant to join us. At budget level, however, we prefer to be cautious and keep revenues at the same level budgeted the previous year.

As for spending, the most noteworthy thing is that we have not spent the gardening item. At the time of the budget a year ago we were not sure to what extent the Town Hall would contribute to the cost of the gardeners. Finally they have assumed the cost of one day per week and the Association has only paid for the extra days. Looking ahead to the new year, however, we want to spend a little more than this year because, as we have mentioned before, the gardeners' hours are short.

After finishing with the explanations, both the accounts and the new budget were put to a vote, resulting in their unanimous approval.

5. RENEWAL OF THE BOARD AND NEW MEMBERS

The management of the Board was put to a vote, and it was approved unanimously, and the positions will remain as follows:

President:	Andrew Truelove
Vice-president:	Juan Reynés Gelabert
Treasurer:	Hannu Engelman
Secretary:	Cristina Gómez-Cambronero
Board member:	Tonia Kirk
Board member:	Lyndon West
Board member:	Liz Parr, who will take over as editor of the manual
New Board member:	Justin Underwood as Head of Social Relations
New Board member:	Paul Dean as Head of New members
New Board member:	Peter Schlumpf as Head of Pest Management

6. ANY OTHER BUSINESS

The falconers propose that we increase the current contract to include the sacrifice of seagulls and pigeons with compressed air rifles, we are currently waiting for

permission from the Ministry of the Environment and, if successful, we will try in September.

For its part, the company Will Kill (for rat control) offers a 10% discount to Cala Llonga members for the rat control and/or ant control service. If you are interested, they will make you a personalized quote.

And there being no more business to discuss, the President declared the meeting adjourned by ordering that the present Minutes be drawn up.

In Mahón on 21 August 2025,

Signed:

Cristina Gómez-Cambronero

Cristina Gómez-Cambronero

CALA LLONGA

OWNERS ASSOCIATION | ASOCIACIÓN DE PROPIETARIOS

Cuentas Anuales Y Presupuesto - Annual Accounts and Budget

2024-2025	TOTAL	BUDGET 2024-2025	Deviation	BUDGET 2025/2026
INITIAL BANK BALANCE	**70.877,39**	**70.877,39**		**69.486,98**
INGRESOS/INCOME				
Cuotas atrasadas/Fees	**500,00**	**600,00**	**-100,00**	**600,00**
Cuotas APP/Current fees	**28.845,00**	**28.115,00**	**730,00**	**28.845,00**
Municipal/Town Hall payment	**0,00**	**0,00**	**0,00**	**0,00**
Patrocinadores Manual vecinal/Handbook Sponsors	**15.115,58**	**11.000,00**	**4.115,58**	**12.500,00**
Oros ingresos/other income	**0,00**	**0,00**	**0,00**	**0,00**
TOTAL INGRESOS/TOTAL	**44.460,58**	**39.715,00**	**4.745,58**	**41.945,00**
GASTOS/EXPENSES				
Oficina/Office costs	**4.162,54**	**4.000,00 €**	**162,54**	**4.000,00**
Marketing/Marketing	**965,20**	**1.600,00 €**	**-634,80**	**1.000,00**
Pegatinas/Stickers	**801,02**	**500,00 €**	**301,02**	**800,00**
Manual vecinal/Handbook	**1.973,34**	**1.600,00 €**	**373,34**	**2.000,00**
Reunions junta/Meetings	**217,80**	**300,00 €**	**-82,20**	**300,00**
Fiesta Playa/Beach Party	**3.701,30**	**2.000,00 €**	**1.701,30**	**3.500,00**
Pagina Web/ Facebook & Web	**1.249,33**	**250,00 €**	**999,33**	**250,00**
Gastos bancarios/Bank charges	**488,17**	**640,00 €**	**-151,83**	**500,00**
Materials/Materials	**0,00**	**1.500,00 €**	**-1.500,00**	**1.000,00**
Jardinería/Gardener	**7.062,57**	**20.000,00 €**	**-12.937,43**	**13.000,00**
Maintenimiento/Maintenance	**1.660,02**	**1.000,00 €**	**660,02**	**1.000,00**
Halconeros/Pest control	**7.376,51**	**7.000,00 €**	**376,51**	**8.000,00**
Plantas/Plants	**0,00**	**500,00 €**	**-500,00**	**500,00**
Mejoras/Improvements	**12.857,47**	**14.000,00 €**	**-1.142,53**	**20.000,00**
Imprevistos/ Non budgeted expenses	**3.432,00**	**- €**	**3.432,00**	**0,00**
Traspaso caja- Transfer to petty cash	**1.750,00**	**- €**	**1.750,00**	**0,00**
TOTAL GASTOS/TOTAL EXP	**47.697,27**	**54.890,00**	**-7.192,73**	**55.850,00**
TAXES	**-1.846,28**	**0,00**	**-1.846,28**	**0,00**
SALDO FINAL BANCO/FINAL BANK BALANCE	**69.486,98**	**55.702,39**	**13.784,59**	**55.581,98**

PETTY CASH			
INCOME FEES/BANK /SPONSORS	**1.550,00**	**177,38**	**initial pettycash balance**
EXPENSES	**-990,92**		
FINAL PETTY CASH	**736,46**		
TOTAL BANK+PETTY CASH BALANCE	**70.400,82**		