Asociación de Propietarios de Cala Llonga, Puerto de Mahón, Menorca
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ANNUAL GENERAL MEETING 2026
MINUTES

The Annual General Meeting of the Cala Llonga Property Owners Association was held in Cala Llonga on 19 August 2026 at 8:00 p.m. on second call, in accordance with the following:

AGENDA

1. **Welcome from the Chairman and approval of the previous minutes**
2. **Management Report**
3. **Town Hall Report**
4. **Presentation and, where applicable, approval of the 2025/2026 accounts and the 2026/2027 budget**
5. **Board Renewal**
6. **Any Other Business**

1. APPROVAL OF PREVIOUS MINUTES

After welcoming those present, Andy Truelove requested approval of the previous minutes which, as has become customary, had been made available to all members through the Association's website. The minutes were approved.

2. MANAGEMENT REPORT

2.1. RAVINES CLEARING

As everyone is aware, the ravines remain a major concern among residents due to the obvious fire risk they represent, particularly during a summer with temperatures as high as those experienced this year.

During the year we carried out clearance works in the large ravine near houses 73 to 79 and also undertook maintenance work in the ravine located at the third entrance, which had already been cleared during the previous financial year.

Unfortunately, the Town Hall continues neither to contribute with resources nor funding to these works, arguing that the green areas have not yet been formally taken over. The Board is considering employing an additional person for one day per week specifically to maintain these areas and keep vegetation regrowth under control.

For next year, we intend to clear the smaller ravine located around villas 100 to 109.

Regarding ownership of the green areas, it was agreed that legal advice should be sought to determine how ownership can be formally established.

Juan Reynés then explained that he had met with the Island Consellor responsible at the Consell in order to request financial assistance for these tasks. At the time of the AGM no response had yet been received, but members will be informed as soon as one is available.

In view of the forthcoming 2027 elections, he has also met with candidates from other political parties to assess their willingness to collaborate more actively in ravine management and, consequently, in wildfire prevention.

2.2. GARDENING:

The Town Hall continues to cover the cost of two gardeners one day per week. In addition, the Association hires the same gardeners for an extra day during the winter months to carry out the pruning of palm trees and roadside trees, as well as the cleaning of the stairways. Due to the exceptionally wet conditions experienced during late winter and spring, there has been substantial vegetation regrowth throughout the Cala Llonga, making it difficult to keep maintenance work up to date. Our main challenge during the summer is finding sufficient labour to carry out these tasks on an ongoing basis.

2.3. MAINTENANCE

This year we repaired several sections of pavements, walls, railings and kerbstones that posed a serious safety hazard. These works have resulted in a significant additional cost for the Association, using part of the surplus as will be reflected in the accounts. However, this situation is simply not sustainable in the medium to long term without an increase in income.

2.4. RUBBISH COLLECTION

Once again, during the peak tourist season, we have seen a significant increase in illegal dumping around the communal waste container and the two waste enclosure areas on Passeig des Mariners. We have installed large information signs indicating the correct location for waste disposal; the residents' handbooks that we have produced and distributed to all residents clearly explain, with illustrations, how the system works; and the leaflets with maps distributed to mailboxes also provide this information. Nevertheless, all these efforts appear to be ineffective. In addition to the issue of antisocial behavior, the frequency of waste collection during the summer is simply insufficient. Furthermore, the collection service does not remove non-recyclable waste, and bags containing mixed rubbish are left uncollected. We have requested permission to install surveillance cameras, but this has been refused on data protection grounds. The only solution we can think of is to install large containers near the stone waste enclosures, allowing mixed waste to be deposited there during the summer months and emptied or replaced when full. It is not an attractive solution, but it would still be preferable to seeing rubbish scattered throughout the streets. Even so, this proposal would require approval from the Town Hall.

2.5. RESIDENTS' HANDBOOK

First and foremost, we would like to thank Liz Parr for her outstanding work, which has made this year's edition the most professional to date and has enabled us to increase the number of sponsors and, consequently, our income.

2.6. SOCIAL EVENTS

Both the Welcome Party in June and the Summer Beach Party were a great success, attracting more than 60 attendees to the first event and more than 100 to the second. In addition, the Friday evening members' "Happy Hour" at the hotel during July and August was also very well received. Given the need to increase revenue and balance the budget, we are considering charging an admission fee for the Welcome Party, which would include entry and light refreshments but not drinks. As for the Beach Party, the proposal is to open it to all residents, both members and non-members, with everyone bringing their own food and drinks to share. This would help reduce the cost to the Association. We are also considering organizing our own entertainment activities (games, raffles, etc.), although this is still at a very early stage.

2.7. PUBLIC LIGHTING

The Town Hall has fulfilled its promise to install 100 replacement LED

streetlights, which consume less energy and produce less light pollution. We hope that the remaining 100 old streetlights can be replaced in the near future. However, we continue to experience problems with the switching system, and large areas have remained in darkness for entire nights. The installation is old and has not received the maintenance it requires over the years. The control and switching equipment has not been properly maintained or renewed. We are currently exploring solutions and, in the meantime, we are pleased to welcome to the Board Malcolm Croft, an electrical engineer who will oversee this matter.

2.8. NEW MEMBERS

This year we have welcomed 15 new members, a figure above the usual average. However, this has not resulted in increased income, as we have also lost members due to property sales and voluntary resignations. We have promoted the Association extensively throughout the year by distributing highly visual information leaflets to every mailbox in the development. We have also produced a map identifying the properties that are not yet members of the Association, with the aim of encouraging existing members to help recruit their neighbours who are reluctant to join. It has also been proposed to conduct a door-to-door campaign to visit these properties and encourage participation. We already have two volunteers for this initiative.

2.9. PEST CONTROL

Peter Schlumpz took the floor to explain that the falconry team has had a successful season. They have also obtained permission to use air rifles, which has helped to some extent. Nevertheless, the amount of money allocated to this area remains considerable and, as previously mentioned, we must do everything possible to address the budget imbalance. It is therefore proposed that the falconry service be suspended for three months, between October and December, and reevaluate the impact of suspension in New Year.

3. TOWN HALL REPORT

Juan Reynés took the floor to explain what had been discussed during the most recent meeting with the Mayor this summer.

We asked the Town Hall to reconsider providing the Association with a fixed annual contribution that would allow us to plan maintenance activities more effectively. This request was initially rejected. However, the Town Hall explained the case of *Malbuger*, where more than €80,000 was invested this year.

The residents' association there submitted a project detailing the necessary interventions through a Google Maps-based system. A digital map was produced identifying all areas requiring action using a traffic-light classification system:

- RED: Very urgent measures.
- YELLOW: Urgent measures.
- GREEN: Necessary but non-urgent improvements.

Each point marked on the map included links to photographs and supporting documents, enabling the technical staff to properly assess the required intervention. Following receipt of the digital map, the Town Hall appointed an external consultant to analyze needs and prepare a cost estimate. The proposed works were subsequently approved.

In the case of Cala Llonga, the Town Hall believes a similar approach could be followed, although no commitment has been made regarding a specific funding amount. The Town Hall agreed to provide us with the proposal submitted by *Malbuger* so that we may prepare a similar application. We have already begun gathering information to develop the project. Although it represents a considerable amount of work, it would be advisable to submit it no later than October.

The Town Hall also reminded us that works valued at less than €5,000 do not require a formal tender process and can therefore be implemented more rapidly if urgent intervention is needed, as happened this year with repairs to pavements around the waste enclosure areas.

4. ACCOUNTS FOR THE YEAR AND BUDGET 2026-2027

Pauline Barber, our new Treasurer, together with Andy Truelove, presented the annual accounts and the budget for the 2026-2027 financial year, copies of which are attached to these Minutes.

As previously mentioned, we have undertaken repair works that resulted in expenditure more than €20,000 higher than our income. This situation is unsustainable in the medium term. Accordingly, it is proposed to increase membership fees, which would be the first increase since the Association was founded, by:

- €50 for houses.
- €15 for plots.

As fees for 2027 will not be collected until March, we will first wait to see the outcome of meetings with the Island Council and the infrastructure improvement project referred to in the previous agenda item.

The Board therefore requests authorization from the General Assembly to proceed with the increase if no alternative sources of income materialize.

Regarding the proposed budget, every effort has been made to align expenditure with anticipated income through:

- A reduction of approximately €2,500 in social events, meetings and related activities.
- The reduction in falconry services proposed earlier.
- Reduced expenditure on maintenance and repairs.

However, provisional expenditure for ravine clearance has been maintained, as this is considered an essential priority. Should no external financial support be obtained, the increase in membership fees would generate approximately €7,000 of additional income, which would be allocated entirely to maintenance works.

The President requested that those attending vote on both the accounts and the budget.

Both were approved unanimously.

5. BOARD RENEWAL AND NEW MEMBERS

Due to professional commitments, Tonia Kirk submitted her resignation from the Board. The Association would like to take this opportunity to thank her for all the work she has undertaken over the years.

In addition, Hannu Engelman left Cala Llonga last year and was replaced by Pauline Barber-Crofts as Treasurer.

The Board is therefore composed as follows:

President: Andy Truelove

Vice-President: Juan Reynés

Treasurer: Pauline Barber-Crofts

Secretary: Cristina Gómez-Cambronero

Other Board Members:

- ✓ Lyndon West (Maintenance and Repairs)
- ✓ Justin Underwood (Social Events)
- ✓ Paul Deane (New Members)
- ✓ Peter Schlumpf (Pest Control)
- ✓ Malcolm Crofts (Street Lighting Maintenance)

6. ANY OTHER BUSINESS

Juan Reynés explained that the Town Hall has reduced water pressure throughout the urbanization, and has indicated that it may reduce it further unless overall water consumption decreases. Several major consumers have already been identified and warned that they could face disconnection if corrective measures are not taken.

Paul Deane gave a brief presentation of the APP currently being developed to centralize the management of the Association. Services, communications, fee collection and related activities will all be managed through a single platform. This will facilitate more efficient administration and reduce duplication of effort.

A question was raised regarding the supermarket and what action might be taken to reopen it. During the past week, however, it appears that the premises may have been sold for residential use, although this remains a rumor. There are also reports that a restaurant or hospitality space may be opened on the upper floor.

There being no further business to discuss, the President declared the meeting closed and instructed that these Minutes be prepared.

Mahón, 19 August 2026

Signed

Cristina Gómez-Cambronero

Cristina Gómez-Cambronero

CALA LLONGA
OWNERS ASSOCIATION | ASOCIACIÓN DE PROPIETARIOS

Cuentas Anuales Y Presupuesto - Annual Accounts and Budget

ANNUAL ACCOUNTS AND BUDGET

2025-2026	TOTAL	BUDGET 2025-2026	Deviation	BUDGET 2026-2027
INITIAL BANK BALANCE	**65.794,42**	**65.794,42**		**43.998,28**
INGRESOS/INCOME				
Cuotas atrasadas/Fees	**65,00**	**600,00**	**-535,00**	**600,00**
Cuotas APP/Current fees	**29.400,00**	**28.845,00**	**555,00**	**29.400,00**
Municipal/Town Hall payment	**0,00**	**0,00**	**0,00**	**0,00**
Patrocinadores Manual vecinal/Handbook Sponsors	**12.608,58**	**12.500,00**	**108,58**	**12.500,00**
Oros ingresos/other income	**0,00**	**0,00**	**0,00**	
TOTAL INGRESOS/TOTAL	**42.073,58**	**41.945,00**	**128,58**	**42.500,00**
GASTOS/EXPENSES				
Oficina/Office costs	**4.232,99**	**4.000,00**	**232,99**	**4.000,00**
Marketing/Marketing	**995,77**	**1.000,00**	**-4,23**	**1.000,00**
Pegatinas/Stickers	**868,90**	**800,00**	**68,90**	**800,00**
Manual vecinal/Handbook	**1.874,50**	**2.000,00**	**-125,50**	**2.000,00**
Reunions junta/Meetings	**355,29**	**300,00**	**55,29**	**300,00**
Fiesta Playa/Beach Party	**3.811,00**	**3.500,00**	**311,00**	**1.000,00**
Pagina Web/ Facebook & Web	**78,00**	**250,00**	**-172,00**	**250,00**
Gastos bancarios/Bank charges	**651,52**	**500,00**	**151,52**	**650,00**
Materials/Materials	**0,00**	**1.000,00**	**-1.000,00**	**0,00**
Jardinería/Gardener	**2.942,72**	**13.000,00**	**-10.057,28**	**3.000,00**
Maintenimiento y reparaciones/Maintenance & repairs	**16.214,60**	**1.000,00**	**15.214,60**	**2.000,00**
Halconeros/Pest control	**14.265,51**	**8.000,00**	**6.265,51**	**11.000,00**
Barranco clearence	**13.018,70**	**500,00**	**12.518,70**	**13.000,00**
Mejoras/Improvements	**2.153,30**	**20.000,00**	**-17.846,70**	**2.000,00**
Imprevistos/ Non budgeted expenses	**0,00**	**0,00**	**0,00**	**0,00**
Traspaso caja- Transfer to petty cash	**327,03**	**0,00**	**327,03**	**0,00**
TOTAL GASTOS/TOTAL EXP	**61.789,83**	**55.850,00**	**5.939,83**	**41.000,00**
TAXES	**-2.079,89**	**0,00**	**-2.079,89**	**2.000,00**
SALDO FINAL BANCO/FINAL BANK BALANCE	**43.998,28**	**51.889,42**	**-7.891,14**	**43.498,28**