

Comunidad de Propietarios Playa Bastian Zone D

The 37th Annual General Meeting – 21st March 2020 - Agenda

The 37th AGM will be held at the **Occidental Lanzarote Mar Hotel** (formerly named the Barceló Lanzarote Resort Hotel) on Saturday 21st March 2020 starting at 09.00. In the event that a quorum is not then present (in person or by proxy) the meeting will be recalled at 09.30 when the meeting will conduct business with the owners present. The meeting will be conducted by the President, Brian Purdue, with this agenda:

- 1 **Confirmation of the quorum**
- 2 **Approval of the Minutes of the 2019 AGM** (Previously circulated)
- 3 **The President's Report and Update for 2019** (Previously circulated)
- 4 **Approval of the Accounts for 2019**
- 5 **Debtor situation 2019 – report and authority for legal proceedings**
- 6 **Approval of Board Expenses** (As requested by Auditor)
- 7 **The Budget proposal for 2020**
- 8 **The Election of Officers for 2020**

Nominations received by due date:

President/Administrator	Mr. B Purdue (2)	Proposer: Mr. G Olley (19)
Board Members	Ms Fiona Hickman (47) Mr. P Cowling (10) Mrs B Hale (203)	Mr. S Fahy (70) Mr & Mrs Ridgley (103T) Mr E Jeffrey (91)

Close of Business.

Note 1: Pursuant to article 15.2 of the Law on Horizontal Property, those owners not up to date in their due fees at the date of the meeting **will not be allowed to vote**, unless they have deposited the debt in Court or contested the debt judicially.

Note 2: All Board Members who have served during 2019 confirm they have no commercial interest with businesses that provide goods or services to the Community.

Note 3: As approved at the AGM in 1991, the Regulations of the Community of Owners Zone D, Article 24 provides that "The Administration Board shall be formed by 5 members appointed by the General Meeting".

Agenda Item 1: Confirmation of the quorum

Agenda Item 2: Review & Approval of the Minutes of the 2019 AGM

The minutes of the 2019 AGM having been previously distributed in April 2019 are submitted for approval.

Motion: This AGM approves the Minutes of the March 2019 AGM

Agenda Item 3: Update to Presidents Report (Report previously circulated November 2019)

Changes to Holiday Rentals/Personal Applications

The Board is aware of the various changes to the rules regarding 'holiday letting' and the option for owners to make a personal application for a letting 'licence'. However, as we have repeatedly advised, anyone considering doing so should first seek the advice of a lawyer specializing in property law, particularly within a Community of Owners. For information, the founding Articles for Playa Bastian specifically exclude the commercial letting/leasing of properties and any owners doing so leave themselves open to being denounced to the relevant authorities. We are continuing to take advice on the subject on behalf of the community and again advise that those letting/leasing properties on Zone D do the same.

Common Parts

At the risk of becoming boring I must reiterate once again that the Cadastre has still not made any contact prior to or during 2019 regarding the modified historic land taxes on the common parts. As I reported last year, we were advised that it could be a long time before we receive any further notification of the monies owed by Zone D but we do expect that at some point we will have to pay an amount still to be agreed.

There is no motion associated with this item.

Agenda Item 4: The Accounts for 2019

Comunidad de Propietarios Playa Bastian Zona D						
2019 (UNAUDITED) ACCOUNTS & 2020 BUDGET						
				2019	2019	2020
				BUDGET	ACTUAL	BUDGET
Beneficio / Deficit	Überschuss/ Defizit	Surplus/Deficit		6.334,61	6.334,61	10.335,07
ITEM	GASTOS	Ausgaben	EXPENSES			
1	Reparaciones varias	Sonstiges Reparaturen	Miscellaneous Repairs	10.000,00	13.026,96	13.000,00
2	Mantenimiento piscinas	Wartung Pools	Maintenance Pools	6.000,00	6.564,55	6.564,55
3	Mantenimiento jardines	Wartung Gardens	Maintenance Gardens	9.000,00	12.118,66	14.000,00
4	Fumigaciones	Begasung	Fumigation	650,00	651,66	651,66
5	TV satelite & WI-FI	Satalite TV & W-lan	Satalite TV & WiFi	11.000,00	8.966,40	9.000,00
6	Electricista	Elektriker	Electrician	1.600,00	1.642,32	1.642,32
7	Profesionales	Profesional Gebühren	Profesional Fees	1.500,00	2.051,07	2.051,07
8	Gastos legales	Legal Fees	Legal Fees	1.000,00	1.932,23	1.932,23
9	Administracion	Verwaltungskosten	Administration Costs	13.500,00	13.192,46	13.192,46
10	Traducciones	Translationes	Translationes	1.500,00	1.344,43	1.344,43
11	Seguros	Versicherung	Insurance	5.950,00	5.993,83	5.993,83
12	Gastos bacarios	Bankgebühren	Bank Charges	500,00	458,20	458,20
13	Agua	Wasser	Water	13.650,00	23.238,26	29.000,00
14	Electricidad 1	Strom 1	Electricity 1	8.000,00	7.565,68	7.565,68
15	Electricidad 2	Strom 2	Electricity 2	8.000,00	7.159,91	7.159,91
16	Electricidad 3	Strom 3	Electricity 3	1.500,00	1.385,10	1.385,10
17	Gastos varios	Sonstige Aufwendungen	Miscellaneous Expenses	150,00	382,88	382,88
18	Recepción	Rezeption	Reception	14.000,00	13.888,36	13.888,36
19	Material de oficina	Büromaterialien	Office Materials	100,00	359,02	359,02
20	Gastos de viaje	Reisekosten	Travel Costs	600,00	531,77	531,77
21	Llamadas telefónicas	Telefon	Telephone	300,00	539,72	539,72
22	Combustible	Benzin	Petrol	600,00	384,28	384,28
23	Gastos Reunion anual	Kosten für die Hauptvers	Cost of AGM	500,00	426,00	426,00
24	Gastos de personal	Nebenpersonalkosten	Ancillary Staff Costs	450,00	710,08	710,08
25	Miguel	Miguel	Miguel	25.750,00	25.878,34	26.300,00
26	Javier	Javier	Javier	18.100,00	17.736,83	17.736,83
27	Tadeo	Tadeo	Tadeo	18.100,00	17.710,20	17.710,20
28	Seguridad Social	Sozialversicherung	Social Security	20.500,00	20.378,89	20.600,00
29	Fondo para imprevistos	unvorhergesehene Aufw	Unforeseen Expenses	334,61		
30	Fondo de reserva	Tilgungsfonds	Sinking Fund	3.000,00	3.000,00	1.000,00
31	Fondo morosos	Bad Abt Bereitstellung	Bad Dept. Provision	9.000,00	5.299,54	6.000,00
32	Descuentos dados	Rabatte Angesichts	Discounts Given	20.500,00	21.014,12	21.824,49
	Total gastos	Total der Ausgaben	Total Expenses	219.000,00	229.217,14	233.000,00
	INGRESOS	EINKOMMEN	INCOME			
33	Cuotas comunitarias	Gemeinschaftskosten	Community Fees		219.000,00	
34	Otros ingresos	Sonstige Erträge	Other Income		74,56	
35	Morosos que pagan	Bad Debts Recovered	Bad Debts Recovered		20.477,65	
	Total ingresos	Gesamteinkommen	Total income		239.552,21	
	Beneficio / Pérdida	Gewinn / Verlust	Surplus / Deficit		10.335,07	

		<u>MOROSOS</u>	<u>SCHULDNER</u>	<u>DEBTORS</u>		
				<u>payment / loss</u>	<u>fees+water</u>	<u>In Court</u>
				<u>pagos / pérdida</u>	<u>cdad+agua</u>	<u>En Juzgado</u>
			<u>31-dic-18</u>			<u>31-dic-19</u>
206	Wiles		1.997,15 €	-1.997,15 €		0,00 €
Casa	Fdez. Rojo		19.609,01 €	-19.609,01 €		0,00 €
67	Martinez		12.137,27 €		1.981,32 €	14.118,59 €
80	Low		13.340,85 €	-515,87 €	2.188,22 €	15.013,20 €
103-V	Furlong		565,00 €		1.130,00 €	1.695,00 €
			47.649,28 €	-22.122,03 €	5.299,54 €	30.826,79 €
				(Pérdida/loss.....-1.644,38 €)		

Notes to the 2019 Accounts:

Item 1 – includes all materials purchased to maintain the complex from builders merchants and suppliers

Item 2 – includes repairs and maintenance of heat pumps, sun beds & covers and repairs to pool lights

Item 3 – General spray treatment and pruning costs including garden waste skips

Items 5 & 6 – Telecommunications, Maintenance and new Equipment to Services Room including 8 Modulators and other related equipment.

Items 14, 15 & 16 – These are electricity costs for the two swimming Pools and the street/pathway lighting

MOTION: This AGM approves the Accounts for the year 2019.

Agenda item 5: Debtor Situation 2019

Settlement and collection of bad debts from delinquent owners. Authorisation to the President / Administrator to take legal action against debtors and empower him to initiate legal proceedings and to appoint solicitors and court attorneys.

At the end of 2018, the total bad debt was approx 47.649 euro. There have been changes during the year and at 31st December 2019 the outstanding amount of 30.826,79 € is owed by the properties/owners below.

A fuller explanation will be given at the AGM.

Your Board recommends that we continue (or instigate) legal action against all those debtors listed for the amounts stated in the motion below:

67 Martinez 14.118,59 €

80 Low 15.013,20 €

103V Furlong 1.695,00 €

Motion: This AGM authorises the President / Administrator to take legal action against debtors and empower him to initiate legal proceedings and to appoint solicitors and court attorneys.

Agenda item 6: Approval of Board Expenses

This item is requested by the Auditor.

Motion: This AGM approves the expenses of the President and Board incurred in connection with Community issues during 2019.

Agenda item 7: The Budget Proposal (attached earlier in these papers) for 2020

Your Board is pleased to be able to present a budget for 2020 amounting to 233.000,00 being a 6.4% increase over 2019. As with any budget, assumptions must be made. We are assuming there will be no significant increases in utility charges (water, electricity etc).

A fuller explanation will be given at the AGM.

Motion: This AGM approves the proposed Budget for 2019

Agenda item 8: - The Election of Officers for 2020

There were no nominations received for any board position therefore the following board members offer themselves for re-election for 2020.

As Ernie Jeffrey and Stephen Fahy stood down from the board during the year, Barbara Hale was co-opted and now seeks ratification of her position as required.

Mr. B Purdue – President/Administrator
Ms F Hickman – Board Member
Mr. P Cowling – Board Member
Mrs Barbara Hale – Board Member

Motion: This AGM re-elects the above members for 2020

CLOSE OF BUSINESS.

COMUNIDAD DE LA PROPIETARIOS PLAYA BASTIAN Zone 'D'

VOTING/PROXY FORM

Please accept this as a properly drawn up Proxy Form for the Annual General Meeting to be held on 21st March 2020 or for any adjournment thereof.

I hereby authorise:

a) The President/Administrator OR b)

to attend the meeting on my behalf and cast my vote in respect of my property/ies
No/s.....;

According to my specific instructions as directed below:

SIGNED: DATE:

If you are unable to attend the meeting please complete the proxy form and your instructions and return to:

Mr Brian Purdue – President/Administrator, Comunidad de Propietarios Playa Bastian Zone D, Avenida del Mar 28,
35508 Costa Teguese, Lanzarote, Canary Islands

OR Email to: brian.purdue@btinternet.com OR committee@playabastian.com

AGENDA ITEM:	MOTION:	FOR:	AGAINST:
2	This AGM approves the Minutes of the 2019 AGM.		
4	This AGM approves the accounts for the year 2019		
5	This AGM authorises the President / Administrator to take legal action against debtors and empowers him to initiate legal proceedings and to appoint solicitors and court attorneys.		
6	This AGM approves the expenses of the President and Board incurred in connection with Community issues during 2019.		
7	This AGM approves the proposed budget for 2020		
8	This AGM re-elects Mr B Purdue as President/Administrator for 2020		
	This AGM re-elects Ms F Hickman – as Board Member		
	This AGM re-elects Mr P Cowling – as Board Member		
	This AGM re-elects Mrs B Hale - as Board Member		