

Denia Property 2000 Limited

Annual General Meeting

06th November 2018 starting at 8:00pm - By Teleconference

Attendees

Nick Cronin – Chairman
Keith Bishop – Secretary
Jon Barrett
Vicky Chamberlain & Craig Barton
Sue Clarke
Juanita Fan
Mick Firth
Nina Hannon
Trevor & Monica Howard
Martin Jervis

Apologies

Geoff Cooper
Alan Vickery

Non-attendees

Alun Thomas

1. Approval of Minutes of 2017 AGM

The Minutes for the AGM were agreed by those present as accurate. Proposed by NH, seconded by SC

2. Actions Arising

None

3. Chairman's Update

NC welcomed new members Andrew Perry and Brian Maslen to the membership, and said goodbye to Sue Clarke and Alun Thomas, who has announced his intention to leave.

NC paid special tribute to Tom Hannon, and particularly highlighted his excellent chairmanship and the work that Tom did to gain control of the villa from 'the Canadians'.

MJ echoed the chairman's comments on behalf of the whole membership.

NC reported that

- This year had been busy with almost 100% occupancy
- Everyone remembered their key !!
- Thanks to Jon Barrett for his work on the booking system and the reminder emails.
- Thanks to Keith Bishop for his work on administration and accounts.
- Thanks to Trevor Howard for his DIY and for purchasing the new rooftop table and chairs.
- David & Richard have done an excellent job and are thanked by everyone. They have agreed to continue this coming year.
- NC has given D&R a gift as a token of our appreciation for their hard work.
- Bookings – this has been a good year because all of the 2019 bookings have been resolved without issue prior to the AGM

4. Financial Update

KB reported that

- The 2017 accounts had been prepared, submitted and accepted by HMRC with zero tax to pay.
- The draft 2018 Accounts had been circulated to members, and a detailed transaction spreadsheet is available if requested. They showed a small profit and zero tax due.
- The end year bank balance (ie cash in reserve) was £2,905
 - HSBC £1,691
 - Sabadell £ 714
 - Float held by D&R £ 500 this was done because D&R are often out of pocket on purchases made on our behalf
- A number of small items were purchased during the year as replacements, but the main purchase was a table and chairs for the roof terrace. Excellent purchase thanks to Trevor & Monica Howard.
- The awning has been sorted out by the installers so that it opens fully.
- D&R have indicated that they are happy to continue. They have once again been a great help behind the scenes with all of the organisation of workmen for repairs, which would be very difficult without them.
- Thanks to Juanita Fan for hosting this conference call and consequently saving members premium phone call costs.

5. Suggestions for 2019 Purchase

- New single sheets and double bedspreads
 - It was agreed to give D&R authority to buy replacements for such items that they consider to be needed, since they are in the best position to know.
 - This should include sheets and towels (VC & NH)
- Single bed repair/replace
 - The end wooden slat has snapped. It was agreed to get D&R to ask 'Paul' to look at replacing the slat with a new piece of wood when he was next visiting the villa for other work.
- Repair or replace microwave

- The turntable no longer turns, consequently food may not be cooking properly.
- It was agreed to replace the microwave with a new purchase. The replacement should be a simple microwave without all of the extra cooking functions which no one seemed to use.
- Sun bed replacement
 - Both NC & KB had tried to get replacements at the end of the season. KB has identified a source of supply of sun beds similar to the current ones, which should have stock at the start of next season.
 - From AGM 2017, the sun bed mattresses should also be replaced.
- Cutlery
 - TH has suggested that we should purchase extra cutlery because it sometimes runs out before the dishwasher is full. This was echoed by NH and the members agreed that we should purchase extra.
- All replacement actions will be discussed with both D&R and early visitors to get purchases made at the start of the season. **(Action NC & KB)**

6. 2018 Maintenance Fee

- KB clarified the analysis of costs. Running costs work out at approximately £318 per share to break even, not including any purchases.
- **A fee of £325 per share was proposed by MF & seconded by VC, and agreed to by everyone.**
- NH made the point to all members that, in the event of any major unforeseen purchases being needed, they may be asked to contribute a top-up fee.
- The Extra Week Fee
 - The extra week fee needs to be £218 just to break even
 - VC proposed a fee of £225
 - It was proposed by Sally Bishop (via the chairman) that the fee should be the same as the standard week, which gained agreement from NH
 - NC pointed out that this represented marginal value during the 'off season'.
 - There was discussion on the practicalities of use during the winter months.
 - NC made the point that the internet may not be available for an off season booking because of the time lag in getting it switched on.
 - NH made the point that it may be impossible to book during some periods because D&R close down the villa at the end of the season and will not be available to open the villa up and prepare it.
 - There was discussion on having a specific closed period, and KB agreed to discuss this with D&R to get their views. (Action KB)
 - TH brought the conversation back to the fee. NC proposed a fee of £225, seconded by SC.
 - NC also clarified to SC that extra weeks could only be booked from 1st January since there were still members who had not booked their primary week(s).

7. 2018 Bookings

- NC had resolved all bookings prior to the AGM
- NC said that NH's 'open the window early' idea had worked well and that everyone had been able to book weeks that they were happy with.
- JB has suggested putting a priority on the bookings, and NC described how this would work. **(Action NC/JB to clarify operation in time for next year's bookings).**
- NC & TH discussed that it may be necessary to also send an email to the chairman in the event of complex priority requirements.
- KB asked that members ensure that the number of visitors is communicated to D&R either by using the notes section of the booking system, or by email. This will ensure that the correct number of towels etc are provided.
- Possibly the 'Key Reminder' email could include a reminder to let D&R know visitor names/numbers before leaving. **(Action NC/JB)**
- KB agreed to email the annual fees bill out with bank details **(Action KB)**

ACTION – NC to update the booking system with finalised bookings.

8. AOB

- NC said that there had been some issues with visitors not cleaning up after themselves, and said that visitors were responsible for leaving the villa in good condition.
 - As examples, visitors should take responsibility for cleaning the BBQ, cleaning the washing machine & dishwasher filters, emptying the waste capsules from the coffee machine etc.
 - Since we have new members, and as a reminder to existing members, a check list of reminders for actions before leaving to be drafted. **(Action KB)**
 - NC reminded everyone that, as a courtesy (and a long-standing 'rule'), they should leave four bottles of beer for the visitors who follow. (This will go on the list).
- D&R Shopping
 - KB pointed out that D&R should not be asked to do shopping on behalf of members.
 - Although this is something that happened in the past, it should no longer be necessary given that the local shop is available.
- Steps into the pool
 - SC raised this as a health & safety issue last year, and KB read from the minutes of the Zarzas committee to say that the steps had been treated with a non-slip coating and that no accidents had been reported this year.
 - Also on those same minutes there is reference to a roundabout being built at the main exit, where there is currently a 'no left turn'.

- Redundant items
 - NC asked if the pile of blankets and the small TV should be disposed of.
 - TH wanted to keep the TV so it could be installed in a bedroom, but other members generally agreed that they did not want a TV in the bedroom and so it could be disposed of.
 - It was agreed to retain the fan heater.
- Removal of items being stored at the villa
 - NC listed some items being stored at the villa that perhaps should be removed ...
 - Blankets – although there are 8, this is only enough for two on each bed, so agreed to retain for colder times.
 - Golf clubs – belonged to Tom who had agreed that anyone could use them. Although NH said she was happy to bring them home, it was agreed that they could stay because some members may use them.
 - Body Boards – MJ said that he uses them every year and that anyone was welcome to make use of them. If they are in the way he will remove them.
 - KB pointed out that his son had donated a travel cot which can be used by any visitors.
- TV
 - VC asked about stopping the audio description on some of the TV channels.
 - KB said that Zarzas was asking for a repeater for the tv channels to improve reception, and that the audio description was a function of the channel being used, not the tv. The BBC Wales channel does not have audio description.
- Sue Clarke said 'Goodbye' to all the members as she is now leaving the group.
- JF proposed that next year we should have a Video Conference.
 - KB agreed and pointed out that next year was the 30th anniversary of the first visit to 16 Zarzas.

There being no other business, the Chairman closed the meeting at 21:04pm

Keith Bishop
Secretary