

Denia Property 2000 Limited

Annual General Meeting

10th November 2014 starting at 8:00pm - By Teleconference

Attendees

Nick Cronin – Chairman
Keith Bishop – Secretary
Jon Barrett
Vicky Chamberlain & Craig Barton
Sue & Ray Clarke
Juanita Fan
Cicely & Mick Firth
Tom & Nina Hannon
Trevor & Monica Howard
Jacqui Marsh
Alan Vickery

Apologies

Geoff Cooper
Martin Jervis
Barrie Viles

Non-attendees

Alun Thomas

1. Approval of Minutes of 2013 AGM

The Minutes for the AGM were agreed by those present as accurate. Mick Firth's name was added as an attendee.

2. Actions Arising

The following actions were brought forward from last year.

- Freeview – Done, including provision of new TV (thanks Tom)
- New Sunbed – broken sunbed still needs replacing
- iPod dock - Done (thanks Juanita)
- External Storage – nothing suitable identified

3. Chairman's Update

NC reported that

- Quieter this year, in that there have been fewer problems to resolve.
- David & Richard have done a great job and are thanked by everyone.
- NC has bought D&R some bottles of Bombay Sapphire as a token of our appreciation.
- Thanks to Jon Barrett for his continued support of the web based booking system.
- Thanks also to KB for keeping the accounts in order

4. Financial Update

KB reported that

- The 2013 accounts had been prepared, submitted and accepted by HMRC with zero tax to pay.
- The property was not being depreciated in value this year to reflect the probable state of the property market.
- We will probably need to get a formal re-valuation in 2015 or 2016, although this will only affect the Balance Sheet and not the Profit & Loss or tax position.
- Barclays have sold their Spanish operation and so we are in discussion about the possibility of changing our Spanish bank to Banco Sabadell. This is the same bank that D&R use and will allow us to use internet banking in English.
- One share has changed hands from Barrie Viles to Alan Vickery. There are 3 more shares available for purchase by members/friends.
- The draft 2014 Accounts had been circulated to members, and a detailed transaction spreadsheet was available if requested. They showed a small profit and zero tax due.
- An analysis of budgeted costs for 2014 was presented for later discussion on fees.
- It was noted that the Utilities (electricity) consumption had risen year-on-year by some 27% and the meeting agreed that members should please take care that the air conditioning was only run when the bedrooms were occupied, and that the doors would be kept closed to contain the cold air.
- The Car Hire scheme had been run at a small loss.
- The total cash reserves stood at £6,720 of which £2,440 was ring-fenced for the kitchen refurbishment, leaving a General Reserve of £4,280.

5. 2014 Maintenance Fee

Cleaning Costs

David & Richard have indicated that they are happy to continue with no change in their charge structure.

Agreement of 2014 Fee

KB clarified the analysis of costs and the kitchen reserves and general reserves.

Tom suggested that we should probably budget for a higher level of maintenance and repair than in 2014. Agreed that the impact of a £500 increase in costs represented £20 per share.

Alan raised the issue of varnishing the exterior woodwork (doors & window frames), since it looked tired.

Nick pointed out that the upstairs hallway light was broken and was too high up to reach easily. [N.B. also needs a long life bulb].

Alan & Tom raised the need for the air conditioning to be serviced regularly. It was not known if we had a service contract or if the a/c had been serviced since installation.

ACTION: Keith to ask D&R to get quotes for carrying out the repair & maintenance work.

The weekly cost, including a greater allowance for maintenance, was agreed to be in the region of £273. The kitchen precept was initially discussed as £40, making the total fee £320 when rounded.

There was discussion on the maintenance fee with various proposals & counter proposals..... (including, but not limited to)

Trevor - £320 (which Mick & Sue said was a bit heavy)

Cicely - £315

Tom - £300

The kitchen precept was discussed and it was generally agreed that a charge of £20 would bring the total up to approximately £3,000 this year and to £3,500 by this time in 2015. Given that the original estimate for the refurbishment work was £3,500 then the project could be carried out during the 2015/16 off-season.

Action: Trevor to re-visit the work estimate during 2015 with a view to agreeing the project for a start at the end of 2015.

With the kitchen fee at £20 and the maintenance fee at £280, it was agreed that a fee of £300 total would be about right.

This was proposed by Mick and seconded by Jacqui, and agreed by the meeting.

Action: Keith to send out bills to members for £300 per week, and account for £20 of the fee as ring-fenced for the kitchen refurbishment.

6. 2014 Bookings

Thanks to Jon Barrett for his support for the booking system, which seems to be working well.

- Clashes of dates between Trevor & Sue had already been resolved prior to the meeting.
- Vicky's preference was to have the two weeks of August 22 & 29, and cancel the second preference of July 18 & 25.
- Martin's requirements had been communicated prior to the meeting and, although not a perfect fit, the weeks of July 18 & 25 were booked for him.

- Cicely wanted to book an extra week in May. Jacqui suggested that Cicely take one of her weeks, so this was agreed to be a transaction direct between them and the week was booked.

Nick agreed to circulate a finalised list and, if there are no objections, that these would be confirmed so that members could book flights.

ACTION – Nick to circulate finalised bookings and then post the up-to-date Booking List on the website.

7. Car Hire

There were no issues with the car hire scheme this year and members had made use of the fast-track facility.

Alan gave good feedback on his experience with Centauro.

Two bookings had to be cancelled due to unforeseen circumstances and Centauro had agreed to make refunds.

8. Suggestions for 2015 Purchase

a) New Sunbed

One of the sunbeds is cracked and needs replacement.

Action – First occupants of 2016 to purchase a replacement.

b) External Storage

Tom had again raised the need for external storage, to be placed on the bedroom or rooftop terrace. This was raised in previous years and D&R, C&M & Keith had made efforts to obtain an appropriate unit without finding anything suitable.

c) Broadband

Tom, Trevor and Jon were all in favour of having broadband in Zarzas, but it was agreed that this was a 'nice to have' rather than a necessity. This has been looked at before and if anyone can identify a cost efficient way of providing something, then please let us know.

9. AOB

No further points were raised

There being no other business, the Chairman closed the meeting at 8:55pm

Keith Bishop
Secretary