

**Associação de Proprietários da Quinta da Encosta Velha APQEV)
(Quinta da Encosta Velha Owners Association [OA])**

**Minutes of Annual General Meeting of Members
held on Zoom
at 11:00 on Sunday 26 November 2023**

1. WELCOME AND INTRODUCTION

The Chairman welcomed the 50 members who participated and noted that, in accordance with the poll held in 2021, this meeting was once again being held on Zoom.

The Chairman reminded members that on-line voting on the various approvals and elections was open until 3 December. He thanked the members who had responded to the August call for volunteers to join the various Boards and reminded participants that unless members continue to come forward to offer their services, charges will have to go up.

The Chairman thanked Paulo da Silva for translating the various documents, Julie Donghi for taking on increased responsibilities including the Association's administration, Ian Hodges for his continued hard work as our Estate Manager, Mags Jolly for her continued support since formal retirement, and Frank Bennett who is standing down from his role as Fractional Representative on the Management Board. He also expressed his deep gratitude to Alan Midgley, formerly Chairman of the Finance Committee and more recently Treasurer, and to Tim Cooke, the Management Board Chairman, who are retiring having served the maximum term on the Management Board. Both have played key roles since the Association took on the C&U services in 2014 and we are greatly indebted to them.

2. MANAGEMENT BOARD REPORT

In introducing his report, Tim Cooke described his term as Chairman of the Management Board as "interesting". He thanked his Board members for their contributions and wished the new Board well in the years ahead. He repeated the call for members to volunteer for the Association's Boards, particularly the Management Board, and warned of the consequences for all of us should the OA in its current form become unsustainable.

The following responses were given to questions related to the Management Board Report:

Pool cleaning schedule

A cleaning schedule will be posted at the round and the triangular pools.

Bins and recycling/refuse collections

While the new wall around the bins at the start of the road is effective in preventing rubbish from being blown around by the wind, it is clear that rubbish is still being left beside the bins where it is unsightly and liable to be strewn around by animals. This problem, which is seen throughout the Algarve, is likely due to insufficient collections and/or the poor design of the bins making them appear full when they are not. Despite numerous complaints to the Camara and to the Mayor of Budens, the problem continues, even at relatively quiet times. Solutions might include a change to the "shoot" design of bin and the posting of instructions to users to collapse bulky items and to use alternative bins when necessary. Paulo da Silva will support Ian Hodges in his continuing requests for a solution for all users of these bins, both QEV residents and the wider Budens community, and the Management Board will continue to monitor the situation.

Sign at Entrance to QEV

The Management Board has been actively considering a sign at the entrance to QEV and will looking at this again in the New year.

A “Road Map” for QEV

The Management Board reviews its activities on an ongoing basis with a view to ever-improving services and value for money. Members are encouraged to contact the Management Board Secretary on managementboard@qevoa.co.uk with any suggestions related to the delivery of estate management services. (Note: The Association does not own any land and is unable to provide facilities).

CCTV

The 14 CCTV cameras around the perimeter of QEV are checked approximately once per month and have all worked perfectly since installation. They are cleared from obstructions and realigned on the rare occasion that is necessary.

Storage facilities on site, in particular for cycles

Although the Association is not in a position to offer storage facilities, this is something that QEV Holdings Ltd. is actively considering in relation to the former reception building at Plot 152.

The sale of Golfe Santo António (GSA)

The anticipated “final” auction of GSA in October did not happen. Rumours are circulating but there is, as yet, no official news about its fate. When there is, owners will be updated.

3. DRAFT BUDGET FOR 2024, and

4. PROPOSED MEMBERSHIP SUBSCRIPTIONS FOR 2024

The Treasurer, Alan Midgely, thanked his predecessor, John Mullin, for his continued support. He noted that the draft budget for 2024 is a modest increase over 2023 and that it is proposed to suspend membership subscriptions for 2024, i.e. reduce them to zero. He urged members to vote to approve both proposals and to elect George Ralph as the new Treasurer.

The following responses were given to questions related to the Draft Budget for 2024:

Budget

“Budget” refers to the Association’s budget for all its activities which include the delivery of C&U services, and to which fractional owners contribute via their property manager.

Breakdown of C&U Charges

Should any owner wish to see a breakdown of the C&U chages apportioned to their house, they are welcome to send a request to the treasurer on treasurer@qevoa.co.uk.

Gardening costs

Given the dissatisfaction expressed by several owner over the standard of the gardens some members had expected an increase in the gardening costs. It was explained that, after a re-tendering exercise showed alternative gardening contractors would increase the costs by 50-100%, the Infrastructure and Maintenance (I&M) Committee has decided to award a new contract to the existing contractor. However, to ensure much improved performance, management of all aspects of the contract will be tightened up.

An offer from Stephen Hawczak to draw up and maintain a comprehensive snagging list for matters needing attention around the development was welcomed. The list, and any comments which other members wish to make, should be sent to landmchairman@gevoa.co.uk.

Online Votes – Result declared on 4th December 2023 on close of poll

The resolution to approve the QEVOA draft budget for 2024 was unanimously approved (In favour: 676.63 votes; Against: 15 votes; Abstentions: 24 votes).

The resolution to suspend membership subscriptions for 2024 was approved (In favour: 637.63 votes; Against: 0 votes; Abstentions: 0 votes)

5. BOARD MEMBERSHP

The meeting Chairman thanks those standing for election to Board positions and reminded members that on-line voting remains open until 3rd December.

Online Elections - results declared on 4th December 2023 on close of poll

The resolution to elect Simon Rowley as Chairman of the General Assembly Board for an initial term of three years was approved. (In favour: 673.63 votes; Against: 0 votes; Abstentions: 3 votes).

The resolution to elect Tony Reiss as Vice-Chairman of the General Assembly Board for an initial term of three years was unanimously approved. (In favour: 676.63 votes; Against: 0 votes; Abstentions: 0 votes).

The resolution to elect Geoffrey Solomons as Chairman of the Management Board for an initial term of three years was unanimously approved. (In favour: 676.63 votes; Against: 0 votes; Abstentions: 0 votes).

The resolution to elect George Ralph as Treasurer of the Management Board for an initial term of three years was unanimously approved. (In favour: 676.63 votes; Against: 0 votes; Abstentions: 0 votes).

The resolution to elect Fiona Smith as a member of the Management Board for an initial term of three years was unanimously approved. (In favour: 676.63 votes; Against: 0 votes; Abstentions: 0 votes).

The resolution to elect David Rainger as a member of the Management Board for an initial term of three years was unanimously approved. (In favour: 676.63 votes; Against: 0 votes; Abstentions: 0 votes).

The resolution to elect Ali Rochach as Vice-Chairman of the Fiscal Board for an initial term of three years was approved. (In favour: 664.63 votes; Against: 0 votes; Abstentions: 12 votes).

6. ANY OTHER BUSINESS

In response to questions from members:

Speeding around QEV

The Management Board will revisit measures to prevent the dangerously high speeds around QEV.

Road surface

As the roads around QEV have been adopted by the Camara, no further surfacing is anticipated. To dampen the noise when vehicles run over the man-hole covers, rubber seals have been fitted to the covers and these are replaced as necessary.

Hand rails

The process of fitting hand rails to steps around the complex is ongoing. The hand rail into the round pool will be extended.

The hole in the calçada outside QEV 13 & 14

The Camara will be reminded to make good this hole. If not effected within a reasonable time, the I&M Committee will arrange it.

7. CLOSING REMARKS

The Chairman closed the meeting by thanking members, and the Management Board in particular.

The meeting concluded at 12.54pm.

Signed:

Chairman..... Geoffrey Solomons Date:.....

Secretary..... Christine Howell Date:.....