

**Minutes of Annual General Meeting of Members  
Conducted between 10 - 20 November 2020**

**PREAMBLE**

In view of the problems presented by the worldwide Covid-19 Pandemic and restrictions on meetings of large groups, the 2020 AGM was conducted partly via the exchange of emails between the 10 and 15 of November, Google secured voting between the 10 and 20 of November and a live online Zoom questions and answers session held on 15 November 2020.

**NOTICE OF MEETING**

**29 October 2020** - The following documents, Notice of Meeting and notes on how the AGM process would be conducted were dispatched to all members on 29 October 2020.

- Meeting Agenda
- Management Boards Chairman's report
- 2021 Budget proposal
- 2021 Subscription proposal
- Nominations for elections to Boards
- Resolution to change the Associations Registered Office
- Instructions on how to join a questions and answers session on Zoom on 15 November 2020
- Invitation to submit questions to be answered either in writing or at the Zoom meeting.

**10 November 2020** - Final Agenda and link to the 15 November Zoom Q&A session dispatched along with Google Secure Voting instructions and confirmation that voting on the Agenda resolutions was open.

**ZOOM MEETING**

**15 November 2020** - At 12.00 Noon GMT the Zoom Q&A session commenced with a total of 38 members participating and these are recorded in the minutes book

**1. WELCOME AND INTRODUCTION**

Ken Edis, Chairman of the General Assembly Board, warmly welcomed those participating in the Zoom Meeting and reminded them that as all reports had been circulated to all members, the meeting would move directly to the questions submitted in advance of the meeting and would then accept any further questions during the meeting. Responses were minuted under the agenda item to which they related.

**2. MANAGEMENT BOARD AND COMMITTEE REPORT – Q&A**

**Parasols at the round and triangular pools** - Following a further request the Management Board will revisit and report on the feasibility of installing fixed, thatched parasols, and/or making available a supply of umbrella parasols, and/or providing adjustable parasol bases at the round and triangular pools.

**Update on the GSA Situation** - Little has changed since the email issued by the Management Board on 28 September 2020 save for unconfirmed reports that a new Administrator has been appointed. The Management Board are in regular contact with the Chairmen of the other Owners' Associations with a view to possible involvement should the future of the golf course threaten to devalue QEV properties.

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

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## 3. QEVOA DRAFT BUDGET FOR 2021 (AND ACCOMPANYING NOTES)

### 3.1 Q&A

#### Pool Expenses

The treasurer confirmed that pool-related expenses are shared only by those who use the pools.

### 3.2 Online Vote – result declared on 20 November on close of poll

The resolution to approve the QEVOA draft budget for 2021 was approved (In favour: 389.1 votes; Against: 168.0 votes; Abstentions: 0 votes).

## 4. QEVOA PROPOSED MEMBERSHIP SUBSCRIPTIONS FOR 2021

### 4.1 Q&A

#### Subscription Account

The treasurer confirmed that the balance in the Subscription Account, after the recent €5000 donation to the Bombeiros, is more than sufficient to cover the further €1000 donation proposed for 2021. The Finance Committee is looking at ways to use the surplus in this account and invite members to submit suggestions.

### 4.2 Online Vote – result declared on 20 November on close of poll

The resolution to approve the QEVOA proposed membership subscription for 2021 was unanimously approved (In favour: 557.1 votes; Against: 0 votes; Abstentions: 0 votes)

## 5. MEMBERSHIP OF BOARDS

### 5.1 Q&A

No questions or discussion

### 5.2 Online Votes and Elections – result declared on 20 November on close of poll

The resolution “that the term of office of those Board Members whose term expires at the 2020 AGM shall be extended for one year until the 2021 AGM”, was unanimously approved (In favour: 557.1 votes; Against: 0 votes; Abstentions: 0 votes).

The resolution to confirm the Election of Geoff Solomons as Chairman of the General Assembly Board, Phil Simpson as I&M Committee Chairman on the Management Board and Noel Waters as Special Projects on the Management Board was unanimously approved (In favour: 557.1 votes; Against: 0 votes; Abstentions: 0 votes).

## 6. AMENDMENTS TO THE ARTICLES OF ASSOCIATION\*

### 6.1 Q&A

No questions or discussion

### 6.2 Online Votes – result declared on 20 November on close of poll

The Resolution to amend the Association's head office address in Article 3 of the Articles of Association to Casa Encosta, CP2008-A, Quinta da Encosta Velha, Budens 8650-067 was unanimously approved (In favour: 557.1 votes; Against: 0 votes; Abstentions: 0 votes).

The Resolution to add new Article 30A as follows to the Articles of Association: “A General Meeting convened by the General Assembly Board may be conducted as an online meeting using video conferencing and/or audio communications technology” was unanimously approved (In favour: 557.1 votes; Against: 0 votes; Abstentions: 0 votes).

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**7. ANY OTHER BUSINESS**

**Update on QEV Holdings Limited (QEVH)**

Although not strictly a matter for the Owners Association, as 75% of our members were also shareholders in QEVH, members were updated as to progress with reopening the facilities at Plot 152. A total of 71 properties are shareholders in QEVH. The former reception building, now renamed Casa Encosta, has been secured and made safe, the reception area has been rented (to Ian Hodges Property Management), and the IT room rented to the OA. Water leakage continues to hamper progress with renting out the former Castaways and Conference Room. Much to the disappointment of owners of some neighbouring properties, the need for major work on the Plot 152 pools makes it unlikely that they will be reopened for some time. Several members showed interest in some form of informal bar/social centre. All would like the opportunity to comment on any future draft development options and plans once they are available. Shareholders can expect to receive an Interim Report and Accounts before Christmas.

**Update on Online Voting**

A total of 39 Registered Members had voted prior to this Zoom meeting. Those yet to vote were reminded that voting remained open until the close of business on 20 November.

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**Vote of Thanks to Ken Edis**

On behalf of all members, Tim Cooke, Chairman of the Management Board, proposed a vote of thanks to Ken Edis who was standing down as Chairman of the General Assembly Board after this meeting. Tim highlighted some of the key roles that Ken has played since the inception of the OA - the successful repayment of the initial painting fund, fronting up discussions with the various GSA/QdC Administrators and, of course, leading the purchase of the remaining assets by QEVH. The members joined Tim in a (virtual) round of applause.

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The Zoom meeting concluded at 1.06pm

As recorded above the Google Secure Poll closed at the close of business on the 20 November 2020 with the results recorded above under each agenda item requiring a vote.

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Signed:

Chairman..... Ken Edis

Date:

Secretary..... Christine Howell

Date: