

**Minutes of Annual General Meeting of Members
held at Browns Covent Garden, London
on Sunday 21 November 2021**

1. WELCOME AND INTRODUCTION

The Chairman welcomed the 28 members who attended and introduced the Board members present. He reminded members that on-line voting on the various approvals and elections is open until 28 November. (Post meeting note: As an IT issue led to some members not receiving the link to the voting paper on schedule, the voting deadline for those members was subsequently extended to 10 December). The results on the on-line voting are recorded below under the respective agenda item.

2. MANAGEMENT BOARD REPORT

The Management Board Chairman highlighted a few topics from his report: the changing nature of QEV fueled by more permanent residents, many of whom are long-term tenants; the buoyant sales market despite the pandemic; the Association's monitoring of the GSA situation; the Association's seven-year record of delivering quality C&U services at significantly lower charges, in part due to success in reducing the number of non-payers; the ongoing work on possible C&U agreements; and a further donation of €5000 to the Bombeiros. He also repeated the appeal for members to volunteer to join the Management Board.

In response to a question from the floor, the saga with respect to GSA continues and the company is continuing to provide skeleton services, including maintenance of the golf course. Sale of the company is likely being hampered by the paucity of reliable financial information, despite which the administrator appears to be holding out for an unrealistic price.

3. DRAFT BUDGET FOR 2022

In presenting the draft budget for 2022 the Treasurer told the meeting that the expenditure and budgets are in a good and stable state. He highlighted that the success in keeping the total budget for 2022 at around €150,000. This is partly as a result to the appointment of a new gardening company which will provide a more frequent service but at significantly lower cost. Success in limiting the number of non-payers to seven further reduces the charges to individual properties and will benefit payers still more when/if the non-payers move on. Non-payers do not benefit from gardening, pool access, internet access or external painting.

Contributions to the painting fund will likely resume in 2023.

As the COVID situation cannot be predicted, a prudent approach has been made to the provision for pool costs in 2022. Work to replace the aging main irrigation pipes is planned which, together with the smart meters already installed, should minimize costly water leaks. Following the fitting of tamper-evident locks, there have been no further thefts of irrigation controllers.

One member would like to see clearer evidence of the long-term plan for capital expenditure and a more smoothing of contributions year-on-year.

In response to a question from another member the Treasurer confirmed that bad-debt provisions have been made over the years against the likely number of non-payers. Given the success in reducing the number of non-payers, the Association is now in a position to repay surplus provisions made pre-2019 to eligible owners.

Online Vote – Result declared on 10 December on close of poll

The resolution to approve the QEVOA draft budget for 2022 was approved (In favour: 612.5 votes; Against: 0 votes; Abstentions: 12.0 votes).

4. PROPOSED MEMBERSHIP SUBSCRIPTION FOR 2022

The Treasurer confirmed that the proposed membership subscription for 2022 will remain as for 2021. Members present were in favour of continuing with a membership subscription and its continued use to fund the required General Meetings. It is envisaged that there will be further donations to the Bombeiros from the subscriptions account, albeit at lower levels.

Online Vote – result declared on 10 December on close of poll

The resolution to approve the QEVOA proposed membership subscription for 2022 was unanimously approved (In favour: 624.5 votes; Against: 0 votes; Abstentions: 0 votes)

5. BOARD MEMBERSHIP

The meeting Chairman repeated the call for members to volunteer for the Association's Boards, particularly the Management Board. This is now an urgent issue as, within the coming one-two years, several Board Members will complete the maximum term in office allowed under the Articles of Association. If volunteers are not found, the work will have to be contracted out to paid professionals with the effect that our C&U charges will likely increase by 30-40%.

The chairman also reminded members that the Association is still looking for a member to represent Fractional Owners on the Management Board.

Online Elections - results declared on 10 December on close of poll

The resolution to re-elect Anthony Keck as Vice-Chairman of the General Assembly Board for a further term of two years was approved. (In favour: 588.5 votes; Against: 0 votes; Abstentions: 36.0 votes).

The resolution to re-elect Paul Mott as Vice-Chairman of the Fiscal Board for a further term of two years was approved. (In favour: 588.5 votes; Against: 0 votes; Abstentions: 36.0 votes).

The resolution to re-elect Pauline Midgley as Secretary of the Fiscal Board for a further term of two years was approved. (In favour: 612.5 votes; Against: 0 votes; Abstentions: 12.0 votes).

The resolution to re-elect Timothy Cooke as Chairman of the Management Board for a further term of two years was approved. (In favour: 612.5 votes; Against: 0 votes; Abstentions: 12.0 votes).

The resolution to re-elect John Mullin as Treasurer of the Management Board for a further term of two years was approved. (In favour: 612.5 votes; Against: 0 votes; Abstentions: 12.0 votes).

The resolution to re-elect Margaret Jolly as Secretary of the Management Board for a further term of two years was unanimously approved. (In favour: 624.5 votes; Against: 0 votes; Abstentions: 0 votes).

The resolution to re-elect Alan Midgely as Chairman of the Finance Committee on the Management Board for a further term of two years was approved. (In favour: 600.5 votes; Against: 0 votes; Abstentions: 24 votes).

6. VENUE FOR FUTURE GENERAL MEETINGS

To maximise the number of members able to participate in General Meetings, members are once again being asked for the preferences for different meeting formats and venues.

Online Vote - result declared on 10 December on close of poll, in order of popularity with members:

| Venue/format | No. members | No. Votes |
|--|--------------------|------------------|
| Zoom or similar on-line meeting | 33 | 455.8 |
| Physical meeting in London | 24 | 192.8 |
| Live streaming of physical meeting (with ability to ask questions) | 23 | 241.0 |
| Physical meeting in Birmingham | 19 | 149.5 |
| Physical meeting in Portugal (in vicinity of QEV) | 15 | 329.5 |
| None of the above | 5 | 20.2 |

7. ANY OTHER BUSINESS

In response to questions from members:

Parking

As the roads and the roadside parking spaces within QEV have been adopted by the Camara (local council) the Association does not have authority to dictate a parking policy or allocate individual parking spaces. The best we can do is publish Guidelines and hope that residents will abide by them. It is, however, the responsibility of the Camara to remove abandoned vehicles - the UK-registered car in the cul-de-sac car park has been reported to them. Pressure on parking spaces is evident in certain areas, particularly along to the top road. These pressures are aggravated where camper vans and similar larger vehicles take up more than one car-sized space and where trailers are left to occupy spaces for long periods. An alternative on-site location for parking these vehicles and trailers will be investigated and if identified, the Guidelines will be updated accordingly.

Speeding

Speeding vehicles continue to present a danger, particularly on the West and South sections of the one-way system. Although three separate applications for speed bumps have been rejected by the Camara, a further application will be made, stressing that the danger is increasing with more silent electric cars on the roads.

Fixed parasols at Pools

The possibility of fixed parasols at communal pools will be reconsidered when the pandemic situation and restrictions allow. Winter storage facilities would need to be found. In the meantime, more robust parasol bases have been provided.

