

Denia Property 2000 Limited

Annual General Meeting

23rd October 2013 starting at 7:30pm - By Teleconference

Attendees

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

Apologies

Geoff Cooper

Non-attendees

None

1. Approval of Minutes of 2012 AGM

The Minutes for the AGM were agreed by those present as accurate.
An update on the progress of actions arising was given by KB;

2. Actions Arising

The following actions were brought forward from last year.

Action - KB to investigate costs and options of UK Channel Freeview with D&R

3. Chairman's Update

NC reported that

- The villa had been well used again during 2013
- David & Richard have done an excellent job in keeping the villa spotless
- The new settees and mattress topper were a great addition.
- Jon Barrett has done a brilliant job building a web based booking system and getting it live in time for the AGM
- Thanks also to KB for keeping the accounts in order

4. Financial Update

KB reported that

- The 2012 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.
- The draft 2013 Accounts had been circulated to members, and a detailed transaction spreadsheet was available if requested.
- An analysis of budgeted costs for 2014 had been presented for later discussion.
- The Car Hire scheme had been run at break-even.

5. 2014 Maintenance Fee

Cleaning Costs

David & Richard have submitted a quotation for continuing in 2014 with a small increase in costs that was within acceptable limits.

Agreement of 2014 Fee

KB clarified the analysis of costs and the minimum and maximum fee calculation, to which should be added the 'extra' fee for refurbishment of the kitchen.

There was an initial discussion on the options for timing of the kitchen refurbishment. With only one significant dissenting voice (AT), it was agreed that the kitchen was 'tired looking', and that we should still continue with the aim of saving up to refurbish the kitchen because it was part of a wonderful asset which needed to be kept in good condition.

AV made the best comment of the evening in response to the view that it was only a holiday home ... 'I go for a holiday, but don't want a camping experience !!'

Notwithstanding the above, it was agreed that the additional fee for the kitchen had been pitched quite high last year, and that it was the general preference that we paid less each year and saved for a little longer.

TH clarified the approximate cost of refurbishment at £3,500

KB clarified the current reserves (£1,440 for kitchen) and the impact on reserves of the kitchen fee being discussed.

There was general agreement that the extra fee for kitchen refurbishment would be £40 per share for the 2014 season.

After some discussion and calculation it was agreed that the projected cost of running the villa in 2014 is £241 per share.

To this will be added the £40 kitchen refurbishment fee, giving a total fee payable for the 2014 season as £290 per share.

Action – KB to send out bills asap.

Additional Week Fee

KB outlined the 'variable' costs of additional weeks, as Cleaning + Utilities. In the last 2 years this has worked out at £152 and £162, consequently the charge for additional weeks has not been sufficient to cover the costs.

It was agreed that the extra week fee would be set at £200 per week.

THoward asked if there was an option to reduce costs by not having an interim clean. THannon suggested that any excess of fee over costs should go to the reserves.

6. 2014 Bookings

A new on line booking system has been introduced this year. Thanks to Jon Barrett for all his efforts in getting this working in time for the AGM.

NC was pleased to announce that all booking clashes had been amicably resolved prior to the AGM.

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

NC pointed out that the bookings would only be confirmed on full payment.

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

7. Car Hire

There were one or two issues with car hire during the season, but the general feeling was that the scheme should continue in 2014.

THannon pointed out that Centauro have a Gold Card loyalty scheme, with free 2nd Driver and fast check in, which is given after 3 successive year's hires.

ACTION – KB to go ahead with negotiations for Centauro to provide the scheme again in 2014 – ideally with Gold Card status for members.

8. Suggestions for 2014 Purchase

a) Bigger TV

Old TV is small, and a bigger screen (approx 32") would be better. It was pointed out that we would need to buy a model that was compatible with the reception of UK channels on the internal La Sella system.

Action - NC to seek advice on TV specification from either D&R or staff at Giramondo's. If sure of the specification then buy a TV with a budget of approx €300-€400.

b) New Sunbed

One of the sunbeds is cracked and needs replacement.

Action - NC to purchase a replacement when he is in Denia w/c 26 Oct.

c) iPod Docking Station

A charger/speaker would be a popular addition. Agreed that a Bluetooth connection would be needed since this would work with music devices of most brands. Also should have a simple cable connection for devices without Bluetooth.

Action – NC to seek advice on model and purchase an appropriate device with a budget of approx £50

d) External Storage

THa raised the need for external storage, to be placed on the bedroom or rooftop terrace. This was raised last year and both D&R and CF had made great efforts to obtain an appropriate unit.

Action – KB to have another try at obtaining something appropriate when next in Denia.

9. AOB

a) Food and Drink left in villa

NC confirmed D&R's kind offer to purchase food in advance of arrival, provided that the email was received early enough.

There was discussion regarding leaving behind food and drink for the next people to arrive.

Currently D&R throw away any food left in the fridge to ensure that food does not spoil. Members would prefer that

- Outgoing members will exercise some judgement and only leave food that is fresh and which the next occupants might like to have (perhaps plus a note of explanation).
- Incoming members will either enjoy or throw away any food as they wish.
- D&R will exercise their judgement and throw away any food which, in their opinion, should not have been left for hygienic reasons, or which will not last if there is a break in occupancy. D&R have the last word on this.

ACTION – KB to discuss with David & Richard.

b) The excellent state of the villa

NC formally expressed, on behalf of all members, our thanks to David & Richard for doing such an excellent job on our behalf. The members were unanimous in their agreement that some gin should be presented to D&R as a thank you gift.

ACTION – NC to arrange for bottles of a good gin as a present for David & Richard.

c) Pool

There was discussion on the state of the pool and KB confirmed from the Denia management committee minutes that the pool was to be repaired/refurbished.

d) Shares

KB suggested that members should contact him if they, or friends/family, would like to buy one of the 3 shares currently offered for sale. The price would be agreed between seller and buyer, but as a guideline the shares the expectation would be around £1,500.

A question was asked about 'inspection' visits for friends/family. If this was required then it could be booked by the sponsoring member at a charge of £200 for a week.

There being no other business, the Chairman closed the meeting at 9:10pm

Keith Bishop
Secretary