Report of the Co-owners' General Assembly

ASLIC General Assembly - 66420 LE BARCARES

On **Monday 12 October 2020** at 2.00 p.m., the representatives regularly summoned, had a meeting at the *Meeting Room* ASLIC in Coudalère 66420 Le Barcarès, to deliberate on the following agenda:

01) CHOOSING THE ASSEMBLY'S BOARD MEMBERS
02) EXERCICE 2019
03) EXERCICE 2020
04) EXERCICE 2021
05 a) SWIMMING POOL PROJECT - WORK
05 b) SWIMMING POOL PROJECT - PLANNING
06) AMORTIZATION ENDOWMENT
07) SALES OF TIMESHARES NEIJSOLEIL AND HEBRYDES
08) INTERNAL RULES OF THE ASLIC
09) FIXING OF AN AMOUNT BELOW WHICH THE SYNDICATE AND THE PRESIDENT OFS THE ASLIC ARE COMPETENT TO SIGN CONTRACTS
10) FIXING OF AN AMOUNT BELOW THE SYNDICATE AND THE PRESIDENT OF THE ASLIC ARE COMPETENT FOR THE CREATION OF INSTALLATION OF EQUIPMENT OR COMMON SERVICES
11) CHANGE AT CLUB COUDALERE
12) WORK IN THE CLUB HOUSE
13) ELECTION OF THE MEMBERS OF THE SYNDICATE
14) MISCELLANEOUX
15) DATE OF THE NEXT GENERAL ASSEMBLYE

Representatives present :
BENTZ Gregory (1830) - BLOT Daniel (1770) - CHASTEL Benoit (640) - DALMONT Marie (1470) - DELY Jean-Michel (960) - GALLANT Frederic (270) - GALLET Jean Paul (600) représenté par PERES Pierre - HEITZMANN Pierre (930) - HERSCHEND Michael (1970) - MARKANT John (910) représenté par HANSEN Max - OUBORG Adriaan (10) représenté par CATHALA Armand - SIMONNET André (320) -
Representatives represented:
GALLET Jean Paul (600), MARKANT John (910), OUBORG Adriaan (10),
The following representatives are present or represented: 12 / 14 representatives, totalling 11680 / 12490

Representatives absent or not represented:
Mr DEMEESTERE Christian (800), Mr VAN DE WEIJER Joseph (10),
The following representatives are absent or not represented: 2 / 14 representatives, totalling 810 / 12490

The assembly follows the agenda.

Issue No 01

CHOOSING THE ASSEMBLY'S BOARD MEMBERS
Conditions of simple majority
The General Assembly has appointed Mr Michael HERSCHEND in his capacity as chairperson of the assembly.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**
The following have voted for : BENTZ Gregory (1830), BLOT Daniel (1770), CHASTEL Benoit (640), DALMONT Marie (1470), DELY Jean-Michel (960), GALLANT Frederic (270), GALLET Jean Paul (600), HEITZMANN Pierre (930), HERSCHEND Michael (1970), MARKANT John (910), OUBORG Adriaan (10), SIMONNET André (320),

Resolution adopted unanimously by representatives present and represented.

The General Assembly has appointed Mr BENTZ Gregory and Mr HANSEN Max as scrutineers and MME DALMONT as Secretary.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

The following have voted for : BENTZ Gregory (1830), BLOT Daniel (1770), CHASTEL Benoit (640), DALMONT Marie (1470), DELY Jean-Michel (960), GALLANT Frederic (270), GALLET Jean Paul (600), HEITZMANN Pierre (930), HERSCHEND Michael (1970), MARKANT John (910), OUBORG Adriaan (10), SIMONNET André (320),

Resolution adopted unanimously by representatives present and represented.

Issue No 02

EXERCICE 2019

- Director's report
- Presentation of the Chartered Accountant's report
- Auditor's report

The General Assembly takes note of the oral report.
All documents are available on the website (www.capcoudalere.net)

APPROVAL OF THE ACCOUNTS

Conditions of simple majority

The General Assembly, after having examined the accounting documents has approved the accounts for the last financial year presented by the Director.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

ALLOCATIONS OF THE RESULT

Conditions of simple majority

The general meeting decides to allocate the result for the 2019 financial year, a bonus of € 52,230, to a provision to postponed it again.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

DIVISION OF THE CHARGES

Conditions of simple majority

The General Assembly has decided to distribute costs following the table in the Director's report, this is a total of 41,291.28 sq.m. for the Big Co-ownership costs and 40,585.91 sq.m. for the Sport and Shared Equipment costs.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

Issue No 03

EXERCICE 2020

Conditions of simple majority

Presentation and vote of the updated budget. It is proposed not to update the 2020 budget and to approve this budget amounting to € 933,270.
As a reminder: additional pool calls (€ 200,000 / year).

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

INVESTMENTS

Conditions of simple majority

The general assembly agrees that it is necessary to invest in the repair of the tennis courts. It requires the presentation of several quotes and also to provide for an increase in the course rental rates. Everything will be presented at the Syndicate meeting in February 2021.

The renovation of the Club House is discussed. The general assembly agrees to continue the renovation this winter (disabled access, changing doors and windows and providing emergency exit). Depending on the progress of the work, the Syndicate will determine the financing terms in February 2021 (envelope of € 15,000: funds to be called up or taken from provisions).

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

Issue No 04

EXERCICE 2021

Conditions of simple majority

Presentation and vote of the budget
The general assembly approves the budget presented amounting to € 960,570.
As a reminder: additional pool calls (200,000 € / year).

Vote(s) **FOR** : **11** representative(s) totalling **9910 / 11680**
Vote(s) **ABSTENTION** : **1** representative(s) totalling **1770 / 11680**
The following have abstained : BLOT Daniel (1770),

Resolution adopted by the majority of representatives present and represented

Issue No 05 a

SWIMMING POOL PROJECT - WORK

Conditions of simple majority

In view of the urban planning constraints (taking into account of the new PLUs and PPRIs), the general assembly takes note of the new swimming pool project as presented and voted in the general assemblies of the condominiums.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

The representative of the Martinique 1 condominium informs the general assembly that the Martinique 1 condominium is opposed to the establishment of the 4 trees on the pool decks.

Issue No 05 b

SWIMMING POOL PROJECT - PLANNING

due to this particular year of COVID, the vote and the start of work had to be postponed. We still suggest a start of the work of the 3rd phase at the end of 2020 and a closure of the work no later than June 1, 2021.

The general assembly takes note of this planning.

Issue No 06

AMORTIZATION ENDOWMENT

The General Assembly decides a depreciation allowance of € 15,000 for 2020 and € 15,000 for 2021 (for material depreciation).

Issue No 07

SALES OF TIMESHARES NEIJSOLEIL AND HEBRYDES

An update on the situation is made. These are 61 apartments, 42 of which are in the Le Port condominium and 19 in the Hebrydes condominium. The sale of these apartments to the social landlord (subsidiary of Action Logement) was voted in the general assemblies of SCIs last week. As of today, Aslic has no further information. As soon as there is anything new, she will let the owners know.
The general assembly takes note.

Issue No 08

INTERNAL RULES OF THE ASLIC

Conditions of simple majority

The General Assembly votes on the adoption of the internal rules with the minor modifications presented. The final document will be annexed to the ASL statutes and posted on the ASL website.
A one page summary will be made available to residents.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

Issue No 09

FIXING OF AN AMOUNT BELOW WHICH THE SYNDICATE AND THE PRESIDENT OF THE ASLIC ARE COMPETENT TO SIGN CONTRACTS

Conditions of simple majority

The General Assembly has set the threshold to € 20,000, which is the amount up to which the Syndicate and the Chairperson of the Aslic have the capacity to sign contracts and deals.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

Issue No 10

FIXING OF AN AMOUNT BELOW THE SYNDICATE AND THE PRESIDENT OF THE ASLIC ARE COMPETENT FOR THE CREATION OF INSTALLATION OF EQUIPMENT OR COMMON SERVICES

Conditions of simple majority

The General Assembly has set the threshold to € 20,000, which is the amount up to which the Syndicate and the Chairperson of the Aslic have the capacity to create or install shared equipment or services.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

Issue No 11

CHANGE AT CLUB COUDALERE

After discussions on the operation and the future of Club Coudalère, it was decided to schedule a meeting to define needs, schedule, budget etc. We must plan this meeting with young people and therefore launch a request via the owners facebook site to invite people to participate in a meeting.

Issue No 12

WORK IN THE CLUB HOUSE

This point was discussed under investments.

Issue No 13

ELECTION OF THE MEMBERS OF THE SYNDICATE

Conditions of simple majority

Following the elections in the general assemblies of the co-properties and the changes of the representatives of the co-properties, it is necessary to proceed to their integration into the ASLIC Syndicate.

The new members are :
PALMYRA : M. GIELOFF (Suppléant)
MARTINIQUE 1 : M. GALLET (Titulaire) - M. PERES (Suppléant)
MARTINIQUE 2&3 : M. HANSEN (Suppléant)
HEBRYDES : M. DEMEESTERE (Titulaire) - M. LIMA (Suppléant)
LE PORT : M. BENTZ (Titulaire) - Mme ROUVEYRE (Suppléante)
L'ETANG : M. GUILLEC (Suppléant)
MONT CANIGOU : M. BLOT (Titulaire) - M. ROYER (Suppléant)
CARAIBES : M. MATHIEU (Suppléant)
MARQUISES : M. HEITZMANN (Titulaire) - M. GRATACOS (Suppléant)
JAMAICA : M. SIMONNET (Titulaire) - M. PECH (Suppléant)
CATALANA : M. CHASTEL (Titulaire) - Mme LUCIANI (Suppléante)

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

Issue No 14

MISCELLANEOUS

Problem of watering green spaces.

Watering green spaces is becoming very problematic. The two boreholes are no longer exploitable. The water table is getting saltier and watering with salt water is bad for plantations and lawns. The General Assembly asks the Director to study all the points and submit them to the next Syndicate meeting in February 2021.

Coudalere lighting repair problem.

Public lighting in Coudalère (and throughout the seaside resort of Barcarès) poses major problems. Everything must be redone, which represents a colossal investment for the municipality. If the Aslic puts pressure on the municipality, they will remove the lampposts that are no longer up to standard and will only carry out mandatory repairs (lighting on motorable roads). All pedestrian paths in parks etc. will not be made.

Three areas have been the responsibility of the Aslic since the beginning: Parc Dominica, Parc de l'Etang and Parc du Président D. Vermeulen (maintenance of installations and electricity consumption). The staff of the Aslic does not have the required legal capacity and the electricians refuse repairs to the lampposts until the boxes are brought up to standard, which explains why some lampposts have not worked since this summer.

Armand Cathala insists on the urgency of resolving this problem and on the criminal liability of the President and Director of the Aslic in the event of an accident.

Given the dangerous situation, the general assembly agrees to request an audit to be carried out by an approved consulting firm to verify the dangerous and risky points.

Issue No 15

DATE OF THE NEXT GENERAL ASSEMBLY

Conditions of simple majority

The General Assembly has decided to set the next General Assembly on Friday 4 June 2021 at 2.00 p.m.

Vote(s) **FOR** : **12** representative(s) totalling **11680 / 11680**

Resolution adopted unanimously by representatives present and represented.

Having covered all the issues of the agenda, and not having more questions arisen, the assembly ends at 7.15 p.m.

Chairperson	**Scrutineers**	**Secretary**
Mr HERSCHEND Michael	Mr BENTZ Gregory Mr HANSEN Max	Mrs DALMONT Marie