

ASSOCIATION OF HOUSE OWNERS

Quinta do Paraiso
Founded: October 3, 1981

Annual Report Secretary 2015

Introduction

2015 was a relatively quiet year , compared with the "storm" that took place in 2014 !

The Association of House Owners has nevertheless been very busy with the clarification of many issues around the new law on Alojamento local (Decreto-Lei No 128/2014 de 29 de Agosto 2014).

Issuing a law and finding the correct interpretation is no-where easy so also in Portugal things are never really what they look for in the beginning.

Even our tax advisors were struggling to find the correct actions as required by this new law and how property owners should act accordingly.

The Board and QDP are looking back at a year starting with a Central Facilities audit that was performed well and in fine cooperation in January / and a very pleasant open lunch prior to our AGM on March 26th .

The year was closed in November by the generally also very positive received news of the sale of Quinta do Paraiso (Central Facilities) to the Carvoeiro Club Group, making "our QDP" part of a well-established group of holiday resorts thus creating more possibilities for the future.

2015 Events agenda

- January 28th Audit on CF costs at QDP
Present were 3 HOA board members and the QDP staff.
- January 28th a meeting took place with QDP staff over the feedback on the QDP website and on-line booking facilities, a number of suggestions from the HOA and QDP were put forward and discussed.
During this year some improvements were made to the QDP website following this meeting.
- January QDP issued the CF budgets
- Between January and March discussions took place over the contract details (interpretation) and .. the Open lunch details

- Between February and March an overview was generated from the feed - back as requested from our members in the invitation to the AGM as sent on February 12th.
- March 26th the HOA organised a board meeting through Skype in preparation to the AGM (Required as a result of the non availability of our chairman for the AGM)
- March 28th ;AGM took place
- April 14th a meeting took place with Sovereign around the interpretation of the new law ("" Is there still the need for an old style F contract, or is the present B style contract covering it all ?)
- May 11th minutes of the AGM were distributed .
- July 27th a further meeting took place with Sovereign on interpretations of the new law this time focussed on :
 1. Is there still a need for both types of contract?
 2. The requirements and responsibility to register all guests with the "Servico de Estrangeiros e Fronteiras"" (SEF)
 3. VAT registration- required?- for owners generating an income exceeding EU 10,000.
- August 24th the HOA sent their opening points for the 2016 contract to QDP
- September 25th a Skype meeting was held between the Board and QDP regarding the 2016 contract and various other matters.
- October 13th agreement was reached on the wording of the 2016 contract, the contracts were issued by QDP later that month.
- October 25th the HOA issued a newsletter to clarify various issues out of the new -2016- contract.
- November 9th the HOA issued a bulletin with additional information to the October 25th newsletter.
- December 7th a meeting took place with Medal Insurance Brokers (report to follow).

On November 19th QDP issued the press release about the takeover of QDP (CF) by Andreas Stocker and Erik de Vlieger.

Audit

Sovereign presented the audit results in the spring of 2015 regarding the QDP booking and reservation papers for 2014. In view of the positive results the board has decided not to audit the 2015 booking period.

Contracts / Members

In 2015 the Association had 41 members; representing 44 houses.

The Board

As per article 8f of our deed, every year one board member retires by rotation and can be re-elected :

On the AGM March 26th 2011 Mr Alan Jenkins retired by rotation and was re-elected.

On the AGM March 31 st 2012 Mr vd Berg retired by rotation and was re-elected.

On the AGM March 23rd 2013 Mrs Alison Green retired and was not available for re-election.

On the AGM March 29th 2014

Ms Tracey Francis (co-opted board member since August 2013) was elected; also Mr Siccama retired by rotation and was re-elected.

On the AGM March 28th 2015 Mr vd Berg retired by rotation and was re-elected.

On April 9th 2016 Mr de Groot will retire by rotation and is available for re-election.

The board is now as follows:

Mr A Jenkins (Chairman)

Mr P v.d. Berg (Treasurer)

Mr A. de Groot (Secretary)

Mr D Siccama (board member)

Ms Tracey Francis (board member).

Association received and handled:

Various mail messages from QDP , members and tax representation firms related to:

- Fiscal representation
- WIFI costs and functionality
- Audit results
- Return of paid VAT.
- Occupancy level
- Central facilities costs
- New decree law (still many !)
- QDP on various other direct booking sites / value and correctness of information shown. Availability of houses and types shown.
- New owners / sales of houses
- QDP 2016 contracts

Secretary

A.W. de Groot / January 2016