

ASSOCIATION OF HOUSE OWNERS

Quinta do Paraíso
Founded: October 3, 1981

Annual Report Secretary 2014

Introduction

2014 has been an extremely eventful year for the Association.

Many things "popped up " in addition to the usual line of securing the contract, minutes and meetings.

The amount of time put into this work for the Association, was for all board members by far exceeding the amount required in recent years.

Main events

- March 1st presentation by QDP of a second form of contract for 2014 (65% option), this following a QDP analyses of the Owners 2013 results.
- August 18th 2 new contract proposals for 2015 were received from QDP.
- September 5th The Association was informed by Sovereign that the Portuguese government has issued a new law on Alojamento Local (Decreto-Lei No 128/2014 de 29 de agosto)

As a result we have had to discuss in 2014, 5 new forms of contract and to dig ourselves into the new decree law. Whereas in a " normal year " we have 1 form of contract to negotiate.

The more equal sharing of the Central Facility costs was another important issue.

For the first audit on these costs in January the House Owners Association received without hesitation, in good co-operation, all required information from QDP.

Another important issue was and (for sure for 2015) will be the accommodation booking systems, both directly through the QDP website (as possible since spring 2014) as well as through the many independent booking websites. On line booking is the standard nowadays, and in this area there is a lot to improve, in order to get the best occupancy.

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Calendar Year 2014 events agenda:

January 23rd: Our first audit of the Central facility costs in accordance with the separate agreement reached with the Quinta management in 2013.

This audit resulted in some minor adjustments after which the budget was accepted by the Association that same day.

Agreed was that the audit will be repeated in January 2015.

January 29th : The Quinta do Paraiso issued the contracts and budgets to the house owners, so all seems ready for the new season.....

February 28th/March 1st: New information from QDP was received in the form of a proposal for a second form of contract, this following a QDP analyses of the Owners 2013 results:

In brief, as per received QDP statement:

""No charge anymore for housekeeping services (cleaning, products, laundry) for rental clients and we only charge 5 months administration fee. To compensate these changes we have made accurate calculations and can pay 65% of the rental income instead of 85%. ""

This announcement prompted the Association to make and investigate various analyses as the situation per house varies, as do the results.

March 5th : In a newsletter this picture and its possible consequences were explained to our members.

March 28th : HOA Board meeting at QDP

March 29th: HOA/ QDP meeting at QDP

March 29th: Annual General Meeting (AGM)

April 20th: All AGM 2014 related minutes were issued to all members.

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May 5th: The Association started with the sending of the monthly statistics to those owners requiring them.

August 6th: The Hoa-Qdp website was migrated to a new service provider (Google Sites), and the previous Forum was replaced with a Members Only Bulletin Board hosted by Google Groups. This Bulletin Board includes a new facility whereby members can opt to be notified of new postings.

August 18th: 2 new contract proposals from QDP were received, again with the 65% and 85% options for 2015, together with a host of other proposed changes. The Board commented on these proposals in detail and arranged for a meeting with the QDP management at QDP on September 9th.

September 5th: The Association was informed by Sovereign that the Portuguese government has issued a new law on Alojamento Local (Decreto-Lei No 128/2014 de 29 de agosto). The Board immediately discussed the implications for our members with Sovereign, and also confirmed that QDP management was aware of this.

September 7th: The HOA Board had a Skype conference call.

September 9th: A HOA-QDP meeting was held at QDP.

September (ongoing during the month) : A lot of effort was put into attempts to clarify all implications of this new decree law -128/2014-.

September 24th : HOA-QDP Skype meeting was held on the new contract and new decree law.

October 9th: The Association issued a "bulletin" to all our members related to the new contract and new decree law situation.

October 13th: HOA-QDP Skype meeting on new contract and new decree law.

October (ongoing during the month): Various local meetings with tax representatives -including Sovereign- took place in order to clarify things.

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Various draft agreements were exchanged with QDP management.

October 26th: HOA -QDP Skype meeting on new contract and new decree law.

November 4th: Agreement was reached with QDP on the wording of the 2015 contract.

November 5th: The Association issued its November newsletter on all topics related to the new decree law 128/2014 and the new rental contract for 2015 (contract written both in Portuguese and in English).

November 14th: HOA received an independent validation of the translation of the new rental contract for 2015.

November 18th: 2015 contracts were issued by QDP.

Audit

Sovereign has been asked to conclude an audit in 2015 of the QDP booking and reservation papers for 2014. We expect to present the results of this Audit at our A.G.M.

Contracts / Members

In 2014 the Association had 57 members; representing 53 houses

The Board

On the AGM March 29th 2014 Mr Siccama retired by rotation and was re-elected Ms Tracey Francis was co-opted board member since August 2013 and was elected

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).

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Association received and handled:

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

- Fiscal representation
- WIFI costs and functionality
- Return of paid VAT.
- Occupancy level
- Central facilities costs
- Rental
- Service level of QDP (consumables and welcome packages at Owners' cost)
- New decree law (many !)
- QDP , website by on-line bookings through this website.
- QDP on various other direct booking sites / value and correctness of information shown. Availability of houses and types shown.
- QDP rating on various websites .
- Migration of The House Owners Associations website

Secretary

A.W. de Groot / January 2015