

HOA Cover Letters to 2018 AGM Minutes

1. To Owners, copy to CC Management:

"The Board thanks all Members who responded to the Calling Notice for our 2018 AGM. Further to the >80% response rate to our May 2017 questions, we do really appreciate your continued active support.

As you will see from the AGM Minutes, now attached, the Board's Special Resolution received votes from more than two-thirds of all our Members; and of those who voted, 93% of Houses were in favour (with one abstention, and one against) The Board is now informing CC Management of this positive result, and we will await their response.

Following the resignation of Mr Joao Barroso as Resort Manager, CC did not after all attend the AGM; but the Board did have a constructive meeting with CC Management on 16 March (the day before the AGM), at which Mrs Patricia Buerer re-engaged with us. To avoid lengthy repetition of information in the AGM Minutes, CC Management has agreed to the publication of the Minutes from 16 March, which are therefore also attached.

Subsequently, on 11 April, Mrs Buerer has contacted the Board with an alternative contract proposal for Cleaning Costs, as referenced in the Minutes.

We are currently discussing this with her, and we will let you know the outcome, as soon as possible..."

2. To CC Management, cc. Owners:

"As promised, please find attached the Minutes of our AGM on 17 March.

We would like to draw it to your attention that the Board's Special Resolution, as anticipated in our January 2018 Newsletter, was approved at the AGM.

- We would like to establish whether (or not) the majority of our Members would like the Board to re-engage with negotiating the annual Management Contract, as in all previous years (but not for 2018).
- For this to be meaningful, the Board has set two thresholds:

Two-thirds of all Members to vote, and Two-thirds of all Houses* in favour

without which the Board feels we would not convince the CC Management to re-engage.

(*) some Members own more than one House

We therefore hereby invite you to re-engage with the HOA Board to negotiate the 2019 Contract in due course. We anticipate that the outcome of these negotiations will be a Framework Contract, allowing for a personal appendix (for individual additions, variations etc.) where required.

Please also take note of the various other points, raised by Members and included in the AGM Minutes, on which we also invite your feedback.

Meanwhile, we very much appreciate that you have already approached the Board with your alternative contract proposal for Cleaning Costs, to which we are replying separately..."

With my apologies for delay and poor formatting,
Regards, Alan Jenkins.