

ASSOCIATION OF HOUSE OWNERS

Quinta do Paraíso

Founded: October 3, 1981

HOA Newsletter, November 2016

This Newsletter exclusively covers the changes in the Contract 2017.

It may therefore be only of passing interest to those of our Members who rent independently, or do not rent out their villas.

1. WiFi in 2017

Further to what we said in our September 2016 Newsletter, negotiations became protracted due to the Boardmembers' concerns at the lack of a firm proposal for Fibre Optic installation to each villa. As you will have seen from Mrs Bürer's covering letter, these concerns proved to be justified.

On 26 October CC/QdP made an alternative proposal, reviewed with us on 28 October, for WiFi over the Vodafone 4G mobile network.

This solution is already in use by one Boardmember, and has been found to be satisfactory. Another Boardmember has also successfully installed a similar solution from a different service provider,

Whilst your Board still sees Fibre Optics as the long term future, we can therefore directly endorse the latest CC/QdP proposal.

Nevertheless, the Board had considerable concerns about the urgency with which CC/QdP insisted to introduce this new solution, and to discontinue the current (less reliable) WiFi solution.

We would have preferred to give Owners more time, to discuss this topic at our AGM, and to reach their personal decision to migrate during 2017.

ASSOCIATION OF HOUSE OWNERS

Quinta do Paraiso

Founded: October 3, 1981

However, CC/QdP informed us that the current solution could not be kept in service without considerable additional expenditure; they also confirmed that the current equipment is not capable of any re-use, for example in the 'Jardim' apartments area.

Unusually, we held a Board vote on this matter - and we concluded that we had no alternative.

2. Unlimited WiFi solutions

Owners who are not happy with the 100GB monthly download limit in the QdP-Vodafone contract, such as those who have (or are planning to get) a Smart TV and/or an IPTV black box (for foreign TV channels), may wish to make their own arrangements - such as over a landline (where available); or in the open market for unlimited 4G-based solutions - typical cost € 26,99 /month (plus equipment costs, of between € 20 and € 75 - depending on the contract term, of between 1 and 24 months).

If you opt for an individual 4G-based solution, you may wish to firstly check the signal strengths of the various service providers at your particular location.

3. Other changes in the Contract 2017

Preamble - CC/QdP has confirmed that Quinta do Paraiso R.T.Lda. is becoming the holding company of their Group. On this basis, the Board has agreed that the second party should now be the operating company, Carvoeiro Clube A.T.Lda.

Clause 3.3 - updated re: ownership as above, and also to include 'services provided' (a lesson learned from recent experience).

Clause 5.1 - WiFi, see Items 1 & 2 above.

ASSOCIATION OF HOUSE OWNERS

Quinta do Paraiso

Founded: October 3, 1981

Clause 9.2 - it came to the Board's attention that CC/QdP has been offering guarantees in high season, as well as peak season. As we could not see any objection to this, we proposed that the wording be changed to accurately reflect this,
(Reminder - any Owner can enquire about a potential guarantee.)

Clause 9.4 - added at the Board's request to reflect the current situation.

Clause 15.1 - with the new accounting system, CC/QdP is able to bring forward the final statement date from 15 February to 31 January.

Clause 15.2 - rewritten in the light of the new accounting system.

(The Board continues to seek corrections and improvements in that new system - in particular, where multiple entries are summarised into a single total figure.)

Clause 16 - generally simplified, since CC/QdP no longer requires any start-of-year retainer.

Clause 17 - truncated at CC/QdP's request. The Board will give an explanation at the 2017 AGM.

Annex 1 - Prices increased by 5% throughout. The Board will lead a discussion at the 2017 AGM.

Annex 2 - Cost per maid hour increased by 5%, and some other costs by 2% - the Board is satisfied that these increases are justified. CC/QdP has asked us to review the 'welcome gift' (clause 5.2); various Board requests have been declined by CC/QdP (including: information about the types and sources of bookings; reviewing mid season rates; sharing customer feedback...) - all this will be put on the 2017 AGM Agenda.

Alan Jenkins
HOA Chairman