

ASSOCIATION OF HOUSE OWNERS

Quinta do Paraíso

Founded: October 3, 1981

HOA Newsletter October 2018

News about the HOA Board

a) During the Summer, Bas Aarsen has been taking over as Treasurer from Piet van den Berg.

Bas will be writing directly to those of our Members, and past supporters, for whom CC/QdP has no authorisation to deduct the 2018 HOA Subscription (€ 45) from the Owner's account at CC/QdP.

b) On 5th October, Djurre Siccama informed us that he wishes to resign from the HOA Board, with effect from our upcoming AGM (30th March 2019). The other Boardmembers expressed their regrets – we will all miss his constructive contribution to the HOA.

The Board hereby requests all Members to seriously consider if they might stand as a candidate for the HOA Board in 2019.

Discussions with CC/QdP

On 22nd July, following a Skype Board meeting on 14th July, the Board wrote to CC/QdP

- requesting an early review of Central Facilities costs (2018 vs 2017), so that we would all be informed in advance of negotiating the Contract for 2019;
- asking for feedback on the issues raised by Members at our AGM on 16th March 2018;
- asking what plans CC/QdP have for WiFi, two years on from the Vodafone solution;
- and seeking the reinstatement of data sharing between CC/QdP and HOA.

On 19th August Mrs Bürer gave us a holding reply, including confirming availability of the Trattoria for our upcoming AGM on **Saturday 30th March 2019**, and informing us about the challenges that CC/QdP is having this year – no increases on Rental Rates are foreseen for 2019. She anticipated that the early review of CF costs could be done in September; and she said that CC/QdP was working on a project and quotations for improved lighting on the footpaths around the Clusters. She also asked, and the Board responded, about alternative WiFi solutions as already adopted by individual Board members.

After various further e-mail exchanges, up to 30th September, Mrs Bürer then sent us a first draft Contract 2019 on Tuesday afternoon 2nd October, together with a new WiFi proposal.

Two of your Boardmembers met CC/QdP Management on Thursday afternoon 4th October. CC/QdP had no information to share about the current Central Facilities costs (since new water and electricity meters were fitted in Q1'18); meanwhile they insisted they would not countenance any reduction in the CF Fees to Owners; and they said there would not now be any CF investments in the near future. The CC/QdP WiFi proposal was also discussed – it appears to be good value, but there may be some individual installation costs which are not yet known. Your Chairman put himself forward as a 'guinea pig' for an installation estimate, on the assumption that his villa will be one of the most difficult to connect. Another outstanding topic (re: Upgrades) was also progressed.

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Your Boardmembers all then had a Skype meeting on Friday morning 5th October, when we all reviewed the first draft Contract 2019. Our response is due be sent to CC/QdP on 9th October.

When the Contract 2019 template has been agreed, CC/QdP will send a detailed explanation of the changes, and HOA will issue a brief commentary. Meanwhile, our expectations are for some cost increases (particularly for Gardening services), some 'frozen' costs, and no change in Rental Rates – meaning that most Owners will suffer a reduction in their net incomes in 2019.