



Dunas Douradas Owners Association October 2018 Newsletter

Dear Fellow Dunas Douradas Property Owners,

I am writing to you with our first update after an eventful few months.

On behalf of the new Board, let me thank you for your overwhelming support at the recent AGM under somewhat unusual circumstances. The incoming Board members received more than two thirds of the circa 165 votes cast, creating a clear mandate for the future running of the DDOA.

The Board's initial priority is to set in place a progressive, professionally managed and friendly Dunas. We will also strive for open two-way communication to inform and engage with owners.

I can confirm that following the Dunas Douradas Owners Association ("DDOA") AGM held on Sunday 16th September 2018, and the DDOA Management Board meeting held later the same day, the members of the DDOA Boards are confirmed as in Appendix 1.

Since the AGM there has been a further Management Board meeting (11th October). We have also held several productive meetings with other stakeholders, mainly Alan Fegan Property Management Lda. ("AFPM"), Dunas Douradas Serviços Imobiliária Lda ("DDSI") represented by Ronnie Stansbridge and DDOA's bankers and external accountants. I am happy to report significant progress in areas vital to the smooth and efficient running of our resort.

One of our priorities has been to establish a different, professional working relationship with AFPM in their capacity as Manager of our resort and provider of services funded by our Community Charges. Already a more positive and transparent approach is delivering some important outcomes, which we hope all owners will welcome

- AFPM has agreed to an audit of 2018 costs incurred and independent audits by DDOA for future years. This demonstrates transparency and allows easy identification and justification of all costs charged to owners. This is already enshrined in the Management Conditions.
- All Community Charges paid by property owners to AFPM will be kept in a separate named bank account. The DDOA Management Board will have direct access and visibility of all movements on this account. We will also establish a security mechanism over this bank account, to the extent permitted by Portuguese Law, to ensure funds are protected for owners should unforeseen events occur. The Sinking fund will of course continue to be set aside in a separate account in the name of, and solely managed by, the DDOA.
- Because of these important changes, there can be no reason why owners should not pay their Community Charges directly to AFPM who is the appropriate invoicing party under Portuguese Tax law. DDOA should remain a non-VAT registered "association" and thus not issue invoices nor be an intermediary for payments of the service charges.
- We are in the final stages of agreeing a detailed and updated specification for the services provided by AFPM under the management contract. This will be implemented shortly and further contribute to transparency and joint management of costs.
- It is perhaps understandable given recent uncertainties that there are several owners still to pay their 1st and 2nd semester community fees. We are working closely with AFPM to ensure everyone at Dunas pays the community charge allowing them full access to all



services and membership of the DDOA and are pleased to report good progress. We urge all owners to pay any outstanding charges now we have established the above clear and simple procedures. If any owner is unclear about this, please do not hesitate to contact any Board member.

- Budget discussions with AFPM for 2019 are well underway and we do not foresee any significant differences in the day-to-day running costs of the resort from this year.

We have commenced detailed discussions with DDSI (Ronnie Stansbridge), the owner of the communal pool and other central areas.

The Board, DDSI and many owners have a great desire in ensuring these facilities remain available to members of the DDOA and are maintained to a high standard, recognizing the value added to **all** properties with well-presented and successful central facilities for the resort.

- The owners have significant rights and obligations in relation to the pool area. These are encapsulated in a 29-year lease signed by the DDOA Board and DDSI some years ago.
- We are working closely with DDSI to develop various attractive alternatives for a much-needed renovation of the pool area. When we have suitable designs and costed proposals we will consult with owners. The owners will make any selection decision via an EGM.
- DDSI (Ronnie Stansbridge) has confirmed in principle it is prepared to contribute financially to a significant pool refurbishment project. We will report further on this.

Finances:

There are certain shortcomings in the way the accounts for 2017 were presented at the AGM and you may recall the 2017 accounts were not certified by the DDOA's external accountants. The accounts need to be in a form acceptable to the Portuguese Fiscal Authorities and reflect properly DDOA's status as an "Association". Hence, there may be a need to present revised 2017 accounts for owners' approval at an EGM. We do not foresee any material changes in our financial position because of this.

Condominium ideas from the previous Board:

The present Board's view on establishing a condominium (or whether Dunas needs to be run under condominium rules) is widely known. There is a need to clarify certain legal issues both related to the condominium and the enforcement of the management conditions currently in place and we are giving this significant attention. Having said that, this Board will not support any controversial solutions exposing us to lengthy and costly legal proceedings.

Our objective is to ensure a process which, to the extent possible, ensures all property owners contribute their fair part of the running of the resort for everyone's benefit. We also need to remember Dunas was developed in several separate stages and that there is a wide range of property types in the resort having different interests and requirements that should be bridged.

Improving Communications:

On a final and important note, we are working to improve day to day communication with owners both on formal matters as well as social issues. We expect to launch a new website over next few months to facilitate this. In the meantime, if you have questions for members of



the management Board we can be contacted either through me or at contact@dunasdouradasoa.com.

Save the Dates:

We can advise the following dates and will provide more information about these events in due course.

- **2019 Owners Spring Social Events:**
 - Friday 26th April – EGM (to be confirmed) – 9.30am
 - Friday 26th April – Cocktail party – approx. 6.30pm
 - Saturday 27th April – Dinner (Alambique) – approx. 7pm
 - Sunday 28th April – Mini-golf at Vale Do Lobo (to be confirmed) – approx. 10am
 - Monday 29th April – Wine tasting and lunch (to be confirmed) – approx. 11am

- **2019 Owners Autumn Social Events:**
 - Friday 27th September – Cocktail Party – approx. 6pm
 - Saturday 28th September – Dinner Dance (Xenia) – 7pm

- **2019 AGM: 29th September 2019, 9.30am Venue TBC**

Thank you for reading this rather lengthy first newsletter, we welcome your feedback and look forward to further positive progress in the coming months.

Christian L. Holst,
President of the Management Board
ch@dunasdouradasoa.com

Dunas Douradas, 18th October 2018



Appendix 1

Members of Dunas Douradas Owners Association Boards 2018/2019

Management Board

Christian Holst (Zone 9):	President of the Management Board ch@dunasdouradasoa.com
Nigel Jenkins (Zone 4):	Vice President of the Management Board nj@dunasdouradasoa.com
Rolf Eckhoff (Zone 9):	Finance Director
Peter Butler (Zone 7):	Director
David Ratcliffe (Zone 6):	Director

Fiscal Board

Matthew Boot (Zone 5):	President of the Fiscal Board
Vince Leader (Zone 5):	Vice President of the Fiscal Board
John Smales (Zone 3):	Vice President of the Fiscal Board

General Assembly Board

Tony McGurk (Zone 2):	President of the General Assembly Board
Peter Grafham (Zone 6):	Vice President of the General Assembly Board
Martin Seligman (Zone 2):	Vice President of the General Assembly Board

General Email Enquiries: contact@dunasdouradasoa.com