



Dunas Douradas Owners Association October 2019 Newsletter

Dear Fellow Dunas Douradas Property Owners,

I am writing to you with our first update after the recent AGM.

On behalf of the newly elected Board, let me thank you for your support at the recent AGM. We are pleased to have continuity from the re-election of nine existing board members. The election of two new directors, David Harding and Kevin Prideaux de Lacy will bring fresh ideas and impetus to the boards. The members of the DDOA Boards are confirmed in the Appendix.

The AGM was well attended and chaired by Peter Grafham with short presentations from directors and questions from the 80 or so attendees. The format and venue were well received. All the documents from the AGM including the minutes and a recording of proceedings are available on the DDOA Website Members Area.

Central Pools Maintenance Project:

The Board, DDSI and many owners have a great desire in ensuring the pool facilities remain available to owners 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 key immediate issue for the board and owners is the central pools maintenance project. We will appoint the contractor (TCGB) and Project Manager in the coming weeks. We anticipate work starting in November. ***It is expected that the pool area will be closed from mid-November to the end of March***, however we will update on this in the coming weeks. If you have any questions about the project please email to contact@dunasdouradasoa.com

2020 Community Charge:

Before the end of the year we will meet with AFPM to finalise the 2020 Community Charge budget. This will be invoiced by AFPM in January 2020. As a result of the simple and transparent financial processes established in 2019, there can be no reason why owners should not pay their Community Charges directly to AFPM, the correct invoicing party under usual fiscal rules. DDOA will remain a non-VAT registered "association" and thus not issue invoices nor be an intermediary for payments of the community charges.

Separately the DDOA will issue requests for payment of the Reserve Fund and DDOA Contribution. Owners should pay DDOA these amounts when notified in early January 2020.

We urge all owners to pay any outstanding Community Charges to AFPM.

Improving Communications:

We continue working to improve communication with owners for formal and social issues. The newsletter and website are now well established. If you haven't registered on the website, we suggest you do. You will find much useful information including AGM/EGM meeting minutes, explanations of the Management Conditions and the role of AFPM, DDSI and the services owners are entitled to by paying the Community Charge. There is a feedback form and we welcome suggestions from owners.

On the subject of communication, we recently received a very long letter from a small group of owners. The letter makes some very unpleasant allegations about the current board. Sadly, the aggressive and threatening tone and style of the letter will be familiar to some owners. On balance we felt that those members that have an interest should be able to read the Letter



together with our detailed rebuttal. The documents can be found in the Members Area of the website, in the Document Library (supporting information).

We have offered to meet the group, however we do not intend to engage in endless dialogue or waste more owners' funds on more legal advice about matters that are of little if any relevance to anyone other than the authors of the letter.

InfraLobo & IBC:

We continue to speak with InfraLobo/AFPM. We think there are several improvements to be made to make Dunas an even more desirable location to live and holiday. We will update with developments. InfraLobo recently issued a customer survey and we should all feedback our views. The InfraLobo App can also be used to register complaints and suggestions.

It is reassuring to see a regular IBC presence. This service is paid for from the community charge and is clearly a huge benefit for all members. We continue to liaise with IBC to ensure owners are aware of security related matters.

New Members:

We have welcomed several new owners to the Dunas Community this year, all receive a DDOA welcome letter. It is good to see Dunas remains attractive for a variety of buyers. In our small way DDOA will endeavor to ensure this continues, recognizing all owners play a part.

Social Events:

Our volunteers organise spring and autumn social events and I'd like to thank them for their energy and commitment. This year we have had our traditional cocktail parties and dinners, a wonderful wine tasting tour and the popular crazy golf. (see the web site for more information). The social events team wish to thank everyone who generously contributed to this year's worthy cause, we will be donating goods to the value of 800 Euro to a local refuge for children.

Dunas is a wonderful community and the social events are a great opportunity to get to know other owners in a fun environment. If you have ideas for social events and would like to help with organizing please get in touch via contact@dunasdouradasoa.com.

Save the Dates:

Please note the following dates. We will update with more details.

- ***2020 Owners Spring Social Events:***
 - Friday 24th April – Cocktail Party
 - Saturday 25th April – Dinner
 - Sunday 26th April – Event TBC
- ***2020 Owners Autumn Social Events:***
 - Friday 25th September – Cocktail Party
 - Saturday 26th September – Dinner Dance
- ***2020 AGM: Sunday 27th September 2020, 9:00am Venue TBC***

Thank you for reading this first newsletter of a new DDOA year, 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, 14th October 2019



Appendix

Members of Dunas Douradas Owners Association Boards 2019/2020

Management Board

Christian Holst:	President of the Management Board ch@dunasdouradasoa.com
Nigel Jenkins:	Vice President of the Management Board nj@dunasdouradasoa.com
David Ratcliffe:	Finance Director
Rolf Eckhoff:	Director
David Harding:	Director

Fiscal Board

Matthew Boot:	President of the Fiscal Board
Kevin Prideaux de Lacey:	Vice President of the Fiscal Board
John Smales:	Vice President of the Fiscal Board

General Assembly Board

Tony McGurk:	President of the General Assembly Board
Peter Grafham:	Vice President of the General Assembly Board
Martin Seligman:	Vice President of the General Assembly Board

General Email Enquiries: contact@dunasdouradasoa.com