



## **Dunas Douradas Owners Association March 2019 Newsletter**

Dear Fellow Dunas Douradas Property Owners,

Since our last Newsletter in December our main focus has been to prepare for the much-needed pool refurbishment and establish the DDOA website. We have also finalized the budget and service level specification with the resort manager.

I am pleased to report further progress in these areas vital to the smooth and efficient running of our resort as follows

### ***Pool Maintenance Project***

As reported in December we had developed a number of proposals for the much-needed refurbishment of the pool area and have concluded on one option that combines a high-quality refurbishment and a cost frame that is manageable within the funding available from the Reserve Fund and therefore without increasing the annual community fee as a result.

Given the significant investment from the Reserve Fund the Management Board believe it is appropriate members be given the opportunity to approve this project through an Extraordinary General Meeting ("EGM"). You should already have received notification about this with some further explanations about the EGM and the project.

In the short term, the winter works programme is progressing with tile replacement patching, new lights and cleaning and painting of the surrounds all underway. See the web site for more information.

### ***DDOA Website:***

After a couple of weeks delay (which always seem to happen when IT is involved) our new website, [www.downersa.com](http://www.downersa.com), is finally up and running. The purpose of this is of course to keep members informed about our resort and other relevant information. Furthermore, in the "Members Area" we have included more formal information such as minutes from Board meetings, general meetings, underlying agreements and contracts, miscellaneous legal information and other relevant background information. A significant number of you have already registered as users of this and I encourage as many as possible to do so. As you will appreciate, such a web-site is a continuous "work in progress" and feedback from all of you is encouraged in order to improve both its quality and usefulness.

### ***Preparation for the April 2019 EGM;***

You will already have received the notification of the EGM with two main agenda items; the communal pool refurbishment and an update of the DDOA's Internal Rules and Regulations. I hope as many as possible of you can attend either directly or through voting.

### ***2019 Budget and Finances:***

You will all have received notice of the 2019 Community Charge and DDOA contribution. There have been some questions why the payment was split in two. The main reason was to avoid any unnecessary risk of exposure to unfavourable VAT treatment from the relevant tax authorities. The simple explanation is that the community fee payable to the resort manager is subject to ordinary VAT whilst the Reserve Fund and DDOA contribution is not. Bundling



the payments increases the risk of either DDOA being deemed to be a “commercial” entity or the authorities imposing VAT on the contributions to the Reserve Fund.

We are encouraged by the prompt payment of the Community Charge by many owners and we would encourage all to pay as soon as possible. This modest charge allows Dunas to be maintained and operated to a high standard which is valuable for all owners.

The agreed Service Specification with AFPM, mentioned in the last newsletter, is published on our web site. We believe this improves and reinstates the specification previously agreed with AFPM that was terminated in 2017. It also creates greater transparency and cements the improved working relationship between your board and the resort manager.

### ***Other Matters:***

With a conclusion on the pool project forthcoming and other major issues focused on since last year's AGM, the Board wishes to now focus on other matters relevant to the daily running of our resort.

It has been noted that the general standard of up-keep in the areas managed by Infralobo seems to be somewhat below the standard seen in other resorts and in particular Vale do Lobo despite paying similar fees. We have therefore initiated a dialogue with Infralobo in co-operation with AFPM and the [zone 7 owners association] and will report on progress in this regard later in the spring.

We have also focussed on security issues and have initiated a dialogue with IBC to see if there is merit in improving the quality of collective security and in particular if there are improved synergies if an even higher proportion of owners were to take out individual contracts. As you will be aware collective security costs are currently a relatively small proportion of the total community fees and there is reason to believe the whole resort is benefitting from a relatively high number of individual contracts particularly among the individual villas. By experience, security becomes more of an issue with major construction work nearby and due to the development of Zone 8 we may be more exposed over the next 12-24 months.

Finally, we have also initiated a dialogue with Lazer who provides broadband and TV services in the resort. There is scope for an improved package or upgrade to a large number of owners but given the high variation of individual contracts already in place this has been managed individually. Further information will follow shortly on our web site.

### ***Save the Dates:***

We can now confirm the following dates. The notice for the EGM has been sent out and similarly you have all of you received an invitation for the April social events referred to below.

- **2019 Owners Spring Social Events:**
  - Friday 26th April – EGM– 9.00am
  - Friday 26th April – Cocktail party – approx. 6.30pm
  - Saturday 27th April – Dinner (Alambique) – approx. 7pm
  - Sunday 28th April – Mini-golf at Vale Do Lobo– approx. 10am
  - Monday 29th April – Wine tasting and lunch) – approx. 11am
  
- **2019 Owners Autumn Social Events:**
  - Friday 27th September – Cocktail Party – approx. 6pm
  - Saturday 28th September – Dinner Dance (Xenia) – 7pm
  
- **2019 AGM: 29<sup>th</sup> September 2019, 9.30am Venue TBC**



More detail is provided in the events section of the DDOA web site.

Thank you for reading this 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](mailto:ch@dunasdouradasoa.com)

Dunas Douradas, 19 March 2019