



From Pam Ames
Owners' Representative

NEWS BULLETIN

Issue 11 – January 2024



Annual General Meeting Update

Dear Owners

As you know, Roger could not attend the AGM as unfortunately his wife Pat had a nasty fall and broke her shoulder, which has now been surgically replaced and she has a long recovery ahead. I am sure you will join with me in sending Pat best wishes for a speedy recovery.

I was therefore asked to chair the meeting and was pleased to do so.

Attendance was poor, was it the Birmingham venue? the threat of rail strikes and snow? The AGM is not just about voting, but an opportunity to influence forward plans through discussion and debate.

Voting

There were 439 votes either in the room or by proxy. Voting on each resolution was as follows:

LAS CASITAS AGM 2023	For	Against	Abstain
Approval to record the meeting	424	11	4
Approval of Administrators report	420	11	8
Approval of Accounts for the year ending 31.8.23	422	9	8
Approval refurbishment of villas	417	20	2
Approval of budget and proposed fees	410	25	4
Election of Owners Representative Pam Ames	361	57	21
Appointment of WimPen as Administrator for 3 years	392	23	24
Reappointment of auditors	420	15	4

Ana Martin gave us a comprehensive Administrator's report which was very satisfactory and approved.

Santiago Franklin presented the accounts which show that we have a healthy surplus and reserve fund thanks to the income from Wimpen's successful letting programme. The provision for bad debts has also been reduced.

The accounts were therefore approved.

Villa Upgrade

Resolution 5 was to approve the renovation of the one and 2 bed villas. Most owners supported the renovation, and the resolution was to upgrade 4 villas, 3 one bed and 1 two bed villa in the 2023-24 Annual Budget. At that rate it would take 10 years. I therefore discussed this with Ana Martin, and we agreed that we could accelerate the refurbishing using money from the reserve fund which Santiago assures us we can afford.

Owners will therefore be asked to approve the use of this fund as we did when we refurbished the studios, and this will be arranged.

Items 6, 7 and 8 were approved.

5-year Maintenance plan

Ana Martin provided an update of the 5-year maintenance plan, although not set in stone, it sets out what WimPen hope to achieve and the likely costs.

	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	TOTAL
INCOME						
Electrical repairs	9341					9,341 €
Painting curbs	5956					5,956 €
Reception toilet	7000					7,000 €
Suitcase room bathrooms	12000					12,000 €
Tennis courts raising wall	5000	9000				14,000 €
Wardrobe	36019	11824				47,843 €
Painting Exterior	20640	37800				58,440 €
Pool bar Bathrooms		14000				14,000 €
New TV		15525				15,525 €
New kitchen doors		85200	85200	99400		269,800 €
Heat pumps			67000			67,000 €
New Swimming Pool				21935	122295	144,230 €
Security cameras tbc					20421	20,421 €
Living room + bedroom curtains + plait + cushions					75600	75,600 €
Play Area (grass)					8370	8,370 €
Painting Interior villas					24540	24,540 €
TOTAL	95,956 €	173,349€	152,200€	121,335€	251,226€	794,066€

Other Matters

WimPen's appointment as Administrators for a further 3 years was approved, and I took the opportunity to congratulate WimPen on their successful rental programme which has accumulated funds to enable us to accelerate our refurbishment.

Valentina had to decide to replace some wardrobes which were falling apart They are over 40 years old!

She also decided to refurbish the Laundry/Luggage room to meet our obligation to provide an area where staff could take their break.

Item 9 of the agenda was left in abeyance as Santiago will investigate whether our Audit can be carried out just as efficiently but less costly. I am sure Santiago does most of the work for the Auditors anyway.

There was no discussion on tax and private rentals while we wait for Sr Castro to obtain a new legal opinion.

There was some discussion as to the venue for next year's AGM as WimPen hold 4 AGMs over the weekend so saving money on expenses.

It has been suggested that next year we should move the venue nearer to the North of England to accommodate more owners.

Manchester was suggested, so we will have to wait and see what is decided.

The New WimPen Website www.wimpen.net

Have you tried the new website? You can use it to check your balance, pay maintenance fees, book extra weeks rentals, put your weeks into the rental programme. WimPen are aware of some of the teething problems, and at present Roger can't use it to send out messages or publish documents as he did before. WimPen are working on this. If you find any bugs, please let WimPen know on owner@wimpen.com.

Wimpen.net Private Area

(+34) 922 741 415 | 922 741 417

WimPen
by Ona

Documents Extra weeks Owners letting Balance Contact **My Profile**

Hello!

Rent extra weeks here

Place your weeks into the Rental programme here

Check your balance and pay your fees here

Change to English Language here

Owners' Representative

Thank you for re-electing me as your Owners' Representative, your support. Is much appreciated.

I have been wondering if the time is approaching next year when I should retire from the role. However, with my experience of many years working with WimPen and Roger, I feel I still have much to offer owners looking for help and advice, and several owners have urged me to stay on. So, I have decided to offer myself for re-election next year.

Please note, I have now changed my address and home telephone number to:

5 Knoll Court
18 Station Road
Orpington
BR6 0SD

Phone: 01689 811356.

As always owners are free to contact me or Roger for help or advice or just for a chat about things in general. I am pleased to say that I have assisted many owners with their questions this year.

Roger and I have been sad to learn that there are still a few owners using a private Social Media group, where we cannot respond, to criticise and make derogatory comments about us. They rarely, if ever, make the effort to contact us directly so we can help resolve their concerns. We both work hard on owners' behalf and are always ready to help resolve any issues.

Please, if you have a concern, contact one of us with details and we will do our best to help.

Thank you.

Once again, thank you for your support this year. Roger and I wish you all a Happy New Year and memorable holidays at Las Casitas in 2024.

With best wishes

PAM

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