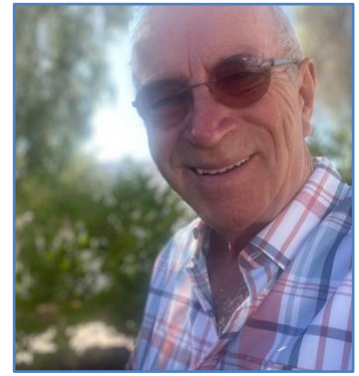




from the President

NEWS BULLETIN

2nd September 2022 | Issue 6



Annual General Meeting 11th December 2022

Doesn't time fly, another year, and another AGM?

It's wonderful to be getting back to normal after the disruption caused by the pandemic and good to see many owners returning. Next year will be my 7th year as president and 2nd year of a 3-year term.

1. New Venue

We have a new venue this year, THE BIRMINGHAM CONFERENCE AND EVENTS CENTRE. The BCEC is located in the heart of Birmingham's city centre, just a minute's walk from Birmingham New Street Station and adjacent to the Holiday Inn Hotel.

I know many of you couldn't come last year due to concerns about Covid, and travel difficulties, and the venue was not ideal. I hope we will see more of you this year so you can hear from WimPen and other owners. Last year's minutes are available in the Members' Area. The deadline for new proposals or nominations has now passed and the agenda is being prepared.

2. Another Busy Year

Time stands still for no one. As usual, owners and WimPen have kept Pam and me busy, with numerous emails and calls following the vote to upgrade the studios, seeking advice on Covid restrictions and other matters including new WiFi, upgrade of the manager's villa, the perimeter fence, newsletters and bulletins.

3. Proxy Voting

Many of you used your proxy votes last year, which is very important if you can't attend the AGM. Most owners vote by proxy and your proxy is obliged to follow your voting requirements, Fewer owners give proxy discretion, which you are entitled to do. In my case, if I am given discretion, I would normally use discretionary votes with the majority or in whatever way I consider in the best interests of owners or the community. For that reason, the outcome last year would have been much the same even without my discretionary proxy votes.

Pam and I are aware there have been a few questions about the validity of discretionary proxy votes. However, voting protocol is established by law in Spain, including votes by proxy. Owners are entitled to delegate their vote in any way they see fit. This is democracy. Blocked and abandoned weeks do not have a vote and proxy votes cannot be manipulated. Last year, we had 816 votes, either in the room or by proxy, which is about 32% of possible votes.

This is slightly better than previous AGMs, but still a lot of owners who did not use their votes, which is a shame, so this year, please use your proxy votes.

4. Mrs Pam Ames

I understand that Pam has offered herself for re-election as Owners' Representative again. She has been a tower of strength these last few years. Despite her advancing years, she amazes me with her determination, vigour, and energy. She is robust in challenging WimPen and me when necessary.

I know Pam doesn't get too involved with social media, but she works away tirelessly in the background helping and advising owners and keeping me on the straight and narrow.

I want to thank Pam once again this year for all her efforts and hard work.

5. Maintenance Fees

One important item we will have to consider at the AGM is the level of maintenance fees. Inflation is a scourge that affects all of us, and Las Casitas is no different. With inflation in UK running at 10%, predicted to rise to 13%, the situation is very similar in Spain.

Las Casitas has been going through a significant increase in the costs of electricity, materials, and different supplies for years, this year the CPI in Spain has increased significantly, being 10%, added to this for next year the Government of Spain has already

announced a significant increase in the minimum wage, which will significantly increase the expenses of the resort and its maintenance.

It is probably just as well that the proposal presented by an owner last year to increase fees in line with inflation failed.

Pam and I will look at the budget once the figures are prepared and discuss with WimPen before any proposal for the fees is put forward for your approval at the AGM. We will be seeking a below inflation increase if possible.

6. Studio Upgrade – Voting results

You should have received details from Sr Castro. Thank you everyone who placed their votes for the studio upgrade. Here are the results:

	<u>ALL OWNERS WEEKS</u>	<u>STUDIO OWNERS WEEKS ONLY</u>
Approved:	532	62
Against:	157	7
Abstain	2	0
President's discretion	24	0
WimPen abstained the weeks they own		

As previously explained, WimPen want to carry out the work over 4 weeks 24th November to 22nd December and will now start placing orders for the work to be completed.

Those owners due to be in residence those weeks will be offered an alternative villa to avoid inconvenience.

7. WiFi

Last year I said in the newsletter that I was determined to pursue the option of improved Wi-Fi. A new system was agreed by WimPen and has now been installed. How is it? In the past few years my inbox has been filled to capacity with WiFi complaints, but now there are none. I have received no feedback, so can I assume it is working well?

8. Finally

I want to thank the team at WimPen, German Castro, Ana Martin, Santiago Franklin, Elena Socas, Nichola Daffern and of course, our Resort Manager, Valentina, for all their work and support for owners over the year.

I look forward to seeing some of you at the AGM, please continue to send me your feedback, it is always good to hear from you.

Best wishes



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