



**PRECIS MINUTES OF THE
ANNUAL GENERAL MEETING of
THE COMMUNITY OF LAS CASITAS
held on SUNDAY 8TH DECEMBER 2024
at The Edwardian Manchester Hotel**

The Chairman, Mr Roger Barrow, at 10:00am announced that the meeting was starting on second call. He then took the vote on Agenda Item 1.

1. APPROVAL TO RECORD THE MEETING, AND RECORDING TO REMAIN WITH THE ADMINISTRATOR

Approval to record the meeting and recording to remain with the Administrator was passed with 1,146 votes for, 0 against, and 0 abstentions.

The Chairman then welcomed everyone present and congratulated them for being able to attend. He said it was a late change of plan for him to Chair the meeting after cancelling a previous commitment.

There were 1,146 votes in the room, which is 47.75% of owners. He said they had quite a big Agenda with 17 resolutions to deal with, which would take some time and hoped they could achieve this before they had to leave the room.

He introduced the top table:

Roger Barrow	- President
Pam Ames	- Pam Ames, Owners' Representative
Ana Martín	- Area Co-ordinator for WimPen in the Canary Islands
Santiago Franklin	- Finance Director for WimPen and in charge of Administration

2. APPROVAL OF THE ADMINISTRATOR'S REPORT

The Chairman said that Mrs Martín and Santiago oversee Wimpen with Mr. Nacho Barrau the CEO of the company ONA as Mr. Castro had left the company. She referred to page 12 of the AGM booklet and went through some of items she thought they should mention.

In Reception, Jessica, who had been working with them for a while, had been promoted to Head Receptionist because Mrs Martín thought she deserved to be recognised as capable of the role.

They had introduced key rings for the apartment keys and information in the apartment in the form of a leaflet.

The Cleaning staff had a new housekeeper, Lauren, who was promoted, as Maria had retired after a big accident nearly two years previously.

In the Maintenance team, they had Raoul and Miguel and, following the retirement of David, they had received permission from the Town Hall for Javier to go back to work for them, possibly.

Lifeguards continue weekly checks on the disabled chairs around the pool area.

Online satisfaction had been very high. TripAdvisor was 4.5 out of 5; Booking.com 9 out of 10; and Expedia 9.4 out of 10. They also received the RCI Gold Crown that year. On TripAdvisor they had 201 reviews and on Booking.com 889 reviews; therefore, many people were reviewing Las Casitas. Mrs Martín said that nowadays every time someone wants to book into a resort they

always go and see the comments, so it is very good that they have high validation from different people that had come through Booking.com, TripAdvisor and Expedia.

There was new planting in the Gardens around the resort, which Mrs Martín said look very good. The plants have to be fed because before they used to water them with the sewage water and now it is all filtered. The plants were not looking as good as the previous year because they are being treated due to high winds. The tree in front of Reception fell down, but they have managed to create a nice entrance in the reception area. The wall around the kids' play area has been painted, and all around the resort woodwork had been changed to aluminium. The back walls of the tennis court had also been re-done.

During the months of January to March all the front of the villas had been painted. All wardrobes in the one-bedroomed villas had been changed, and they would finish the programme that year. Villas 16, 17, 20 and 21 were fully refurbished. People can ask if there is one available to see when they go to Reception.

A smoking area had been arranged, just before the bar area and reception. The bar has created a QR code so that people can see the menus in advance in their apartments. The bar manager controls this, so he is able to change it any time if he wants to have any specials.

The Holding Company has 1,232 weeks, of which 1,228 weeks are owners who have changed their ownership and have a private contract. Four weeks were transferred into the Holding Company and subsequently abandoned. Therefore, more people are changing their weeks into the Holding Company but keeping their ownership. Total of escritura weeks are 1,168 total blocked weeks 515 and active owners, 653 weeks.

There had been 55 Resales in the year, 13 of which were in the Holding Company and 42 weeks which were owners' weeks. Mrs Martín thought that Valentina is doing very well on sales.

Mr & Mrs Smith wanted to check whether this meant there were just four abandoned weeks for sale in the Holding Company. Mrs Martín clarified that this year there were only four abandoned weeks. Mr & Mrs Smith wondered how many weeks available for resale in the Holding Company had been abandoned. Valentina or Nicola could be contacted if there is a specific week available. Nicola in Head Office holds a waiting list for specific weeks. However, Mrs Martín pointed out that there were not many in the Holding Company available for sale as many owners changed their Ecritura into the holding and maintain their ownership, but there was a list of owners who wished to sell their weeks.

Mr & Mrs Cawley asked why sales had gone down 20% on the previous year, which was 68 weeks. Mrs Martín said that 55 weeks was good compared to the years before when Valentina was not doing the sales when there were hardly any sales. She added that Timeshare is very difficult to sell. Mr & Mrs Smith thought a lot of people want to buy extra weeks, but the prices are too high. Mrs Martín pointed out that they sell at the price that the owner wishes, which they cannot control, but they could pass on any offers to the owner. The Chairman said there were also fewer weeks available to sell now because they had sold so many. Mrs Ames said that she had two weeks that she just wanted to get rid of to avoid paying the maintenance fees, so she offered them for sale at £750 a week and was inundated with offers.

Mr & Mrs Smith asked if the prices of the weeks in the Holding Company were negotiable. Mrs Martín said they were very low at 1,000 euros for a two-bedroom and were not negotiable because they are much lower than the owners' price that are for sale. Mrs Ames thought £1,000 to £1,500 is reasonable. Some owners were asking for €3,000 a week, which she thought would never get sold.

Approval of the Administrator's Report was passed with 1,146 votes in favour, 0 against, and 0 abstentions.

3. APPROVAL OF THE ACCOUNTS FOR THE YEAR ENDED 31ST AUGUST 2024

Mr Franklin referred to page 21 of the AGM booklet and the screen, which showed the 2023-24 Profit and Loss Account. Rental of Blocked Weeks and Holding Company weeks was lower than the estimate. However, Timeshare fees were €29,000 more. He said that as there are fewer owners defaulting on payment of their fees, there are fewer weeks to rent out. Therefore, the final amount collected from the Blocked Weeks was lower than expected. Other Income of €8,313 was above Budget and included the rental of what was previously the manager's villa, which is rented out now. All that income goes straight into the Community. Overall income was €6,872 above budget.

Laundry expenditure was over by €10,350 because they reinstated the midweek cleaning change. Water was €6,799 above budget because they had various water leaks during the year as the pipe system is ageing. They have introduced an additional control to detect when this is happening to repair any leaks. Now the situation is under control.

Wages were slightly over by €3,994 due to sick leave during the year. Part of the salary is paid by the Social Security, but part is paid by the employer.

Overall expenditure was €43,763 above budget.

Bad Debt Provision was €-14,466 thanks to the success of the rental of blocked weeks. Instead of provisioning for bad debt they have reduced the bad debt provision by €14,466.

All this left a deficit at the end of the year of €22,425.

Mr Cawley referred to his email about water leaks and asked whether the new control system was a meter, which Mr Franklin confirmed. He said that if the difference between the main meter and individual meters is not close to zero, they are losing water.

Mrs Timms said the laundry had probably gone up because of changing the linen due to a higher number of people going for short stays of two nights. Mr Franklin pointed out that for a two or three night stay the laundry is changed once, whereas for a week's stay it is changed twice, so the amount of laundry being done is the same. He added that the average stay in the rentals is six days and that short stays are a minority.

Mrs Timms suggested there were extra staff going in and had noticed they had three maids going in because of short stays on a Sunday. Mr Franklin said they were staff that were already employed. However, Mrs Timms thought they were employing more staff. Mr Franklin pointed out they were getting more income as well.

Mr & Mrs Smith said there was the potential for eight days with four lots of people staying. Mr Franklin said in that case the average would not be six days. Mr & Mrs Smith thought it needed to be looked at because it was a possibility. Mr Franklin said they would if they see the average stay drops. He added that 25% of the income of the Community comes from rentals, which they cannot ignore.

Mr Evans suggested that if short-term lets are increasing the linen costs are reflected in an increased budget, which Mr Franklin agreed was correct and confirmed that the following year's budget had been adjusted according to what they spent the previous year.

Mr Evans referred to the water problems which had currently been resolved but, given the age of the resort, were likely to get worse. He thought therefore that it would be a good idea to have something built into the planned maintenance for future years to start addressing this. Mr Franklin said the issues were resolved and currently under control. They need to continue to monitor the situation and address it in the future if it is a recurring problem. Mrs Martín said they had already started to get quotes on how much it would cost for the whole resort to be done. She agreed that it would get worse but said that it had not been an issue in the past as specific leaks had been repaired. It was not therefore an emergency for them to change the pipes, but they have to make provision for it in the five-year plan.

Mr & Mrs Harper asked if it was possible to get a breakdown of the income from rentals, or rentals between existing owners who are renting extra weeks and people who are going from Booking.com, which was something that the owners would be interested in. Mr Franklin said it may be possible but difficult to work out and would need to look into it.

Mr Simms wondered why Audit and Legal was 33% over budget but for next year's proposed budget it was back to €12,000 again. Mr Franklin said it was due to a one-off cost because they needed to employ a lawyer to audit that they comply with data protection, which was confirmed they did. It was not something that has to be carried out every year.

Approval of the Account for the year ending 31.8.24 was passed with 1,144 in favour, 0 against, and 2 abstentions.

4. APPROVAL TO USE €140,000 FROM THE COMMUNITY SINKING FUND TOWARDS THE FUNDING OF ADDITIONAL REPAIRS, MAINTENANCE AND RENEWALS PLANNED FOR THE YEAR

Mrs Martín said this amount was in the next year's Budget and included the new heating pump which is 30-odd years old and needs to be renewed before it goes wrong. Their generator caught fire a couple of months before and they managed to recover part of the money (€4,200) from the insurance, but they must take account of the depreciation of the equipment for over 30 years since it was the original generator.

The rest of the villas also all need new wardrobes, which would be done that year, as would more air-conditioning units in the villas, which are getting old; some had already been replaced.

Mr Cawley asked if the heat pump was in the Repairs and Maintenance Budget breakdown, which it was, at €78,000, the pool heater together with the electricity generator costing €40,000 was for the pool.

Mr Cawley said they had only had one power cut in six years and did not understand why they were spending €40,000 or so on a new generator. Mrs Martín said it was required by law to cover the fire regulations. She confirmed the generator was tested once a month by their maintenance team, which he said bar staff have commented does not happen, but Mrs Martín pointed out that they do not know, although she does not know what times they do the test, it is part of their protocol on all the resorts as required by law. The Chairman suggested that Mr Cawley could check this with Valentina.

Approval to use €140,000 from the Community Sinking Fund towards the funding of additional repairs, maintenance and renewals planned for the year was passed with 782 votes in favour, 341 against, and 23 abstentions.

5. APPROVAL OF THE BUDGET AND PROPOSED FEES FOR THE YEAR COMMENCING 1ST SEPTEMBER 2024

There were no comments from owners and the vote was taken.

Approval of the budget and proposed fees for the year commencing 1st September 2024 was passed with 1,078 votes in favour, 62 against, and 6 abstentions.

At this point Mrs Timms suggested that as they had got to Item 5 and according to the Statutes, since the Chairman had previously announced that he was not going to the meeting and was resigning, they should vote for a chairman for the rest of the meeting and proposed Chris Woodhave be appointed. Mr Franklin clarified that Mr Barrow was the Chairman until the end of the meeting. The Chairman added that he was not resigning until the end of the meeting and

that the Statutes in question only apply if there is no President, which Mrs Martín confirmed to be the case.

Mr & Mrs Simms understood that as the President had offered his resignation, as soon as they vote for the new President to be in place. Mrs Martín clarified that the President, i.e. Mr Barrow, had called the meeting and that he was the legal president until he ended the meeting, he must sign the official minutes of the meeting. Whoever is the next President his role is to call the next meeting and be in the chair.

Mr Cawley asked, if Mr Barrow had not attended, who would have signed the minutes, which would have been Mr Barrow as President, as had happened the previous year, after he referred to Mrs Ames who had chaired the meeting in his absence. As the Chairman, he was legally responsible for signing the minutes, whether he was there or not. Mr & Mrs Smith suggested they could also sign them that year if the new President took over the meeting.

Mrs Timms suggested that Mr Barrow had created the post of President and that he was the Chairman not the President because the Statutes had not been changed. The Chairman said he had been President for the last ten years and would continue until the end of the meeting.

Mr & Mrs Smith referred to the number of votes held by the Chairman and wanted clarification of where they were from. The Chairman clarified they had been submitted by owners and had been monitored by Mr Franklin.

Mrs Timms asked whether WimPen were using their 73 weeks of votes for Items 6 and 7. The Chairman pointed out that WimPen are also owners. He also said that unsold villas in the Holding Company do not carry any votes, which Mr Franklin confirmed.

Mr & Mrs Simms felt there was no point to the meeting.

Mr & Mrs Wallace wanted to know why the Chairman had put his endorsement on one person only, who nobody knew. The Chairman said they could make their own decision when voting for the President he added that he was entitled to express an opinion about the nominees to advise owners of the likely implications of their vote, as he always had.

Ms Evans asked whether the WimPen votes were included in the Chairman's 550, which he did not know. Mr Franklin said that they cannot disclose what votes are included in anybody's proxies.

Mr & Mrs Smith said that year they had the biggest amount of people that had ever voted for several years. Mr Franklin said that was also the case for all the proxy holders. Mr & Mrs Smith said it was because they had encouraged people to take notice.

Ms Evans asked if WimPen had abstained their votes. Mr Franklin said that WimPen had the right to vote as did any other owner, and they were voting since they pay their maintenance fees like anybody else who has the right to vote.

6. ELECTION OF PRESIDENT

7. APPROVAL OF OWNERS' REPRESENTATIVE

The Chairman asked the candidates to say a few words before the vote.

Mr Keith Lear introduced himself to those who had not met him before. He said he had done a lot of work that was needed at Club Los Claveles. He had been a Las Casitas as an owner for five years and then with Covid there were gaps. However, as a newer owner he didn't think that precluded him from being able to be the President or a representative, which he thought applied to anybody. He had no favouritism. He knew that a lot of the attendees have some complaints, but he thought WimPen do a lot of good work, and did not want the discontent to carry on, which he wouldn't want to happen at Las Casitas because it is a beautiful resort, and they need to keep

it that way. He had spoken to Mr Townsend and was happy to work with anybody to help bring the Community together and maintain the resort as well as it was.

Mr Townsend said his background had been in administration and he always encouraged openness, transparency and honesty, which he thought was important going forward into the next few years. He had been an owner for 40 years and knew what it was like when they had a community that they shared and loved, which was what he wanted to bring back to Las Casitas. He thought that, although Mr Barrow had done a very good job over the previous ten years, he had not encouraged openness and transparency and worked differently from him. He said he was proactive, and not autocratic, so he wanted to bring to owners ongoing information throughout the year to acknowledge their ownership consistently.

The Chairman then asked Mr Steve Pickering to speak to his candidacy for Owners' Representative.

Mr Pickering said he had been going to Las Casitas since 1992 and had been an owner since 1999, originally at Las Casitas. Lanzarote was very close to his heart and felt as Mr Townsend that things were not as open and transparent as they could be and he wanted to work towards achieving this. From his roles in FTSE 100 companies, managing outsourced suppliers, he knew that there needed to be a win-win situation for both parties, and that neither side could be excluded. He said they needed to work together to work jointly to move things forward. He thought there were many advantages he could bring simply by adopting an open and transparent way, with more of them working together to make sure that they get the final result. He was greatly in favour of getting together many people to help the Owners' Representative and the President to achieve this.

Mrs Pam Ames spoke to her re-election. She had owned at Las Casitas for nearly 40 years, when Las Casitas was first built and she said it had been a wonderful resort and had also improved out of all recognition and that, considering its age, is in very good condition, which she thought was as much thanks to Mr Barrow, despite the complaints in the room that he had not kept them informed, which she said was not true because every month he had issued a bulletin. She was happy to continue and improve anything that was needed for Las Casitas, as they were doing, and which could be seen from the good condition it was in after 40 years, with new furniture and refurbishments, all planned and paid for so that everything could go ahead.

Mr Franklin scanned the cards, which were then counted.

Mr Lear was elected as President with 618 votes in favour; Mr Townsend had 520 votes, and there were 2 abstentions.

Mrs Ames was re-elected as Owners' Representative with 633 votes in favour; Mr Pickering had 513 votes, and there were no abstentions.

The Chairman congratulated Mr Lear and Mrs Ames.

Mr Townsend congratulated Mr Lear on becoming the Las Casitas President. He hoped that he would want openness, trust and transparency to be the bedrock of his Presidency, as it would have been his, bringing issues and resolutions to owners as they happen and to stimulate discussion and owner involvement. He thought social media was a useful tool and encouraged owners to use their Facebook page, rather than to make incorrect assumptions, which had caused a lot of harm and was unacceptable. He wanted to thank all the Las Casitas owners there for the offer of their support for his nomination and for voting for him to stand as President and Karen and Sharon for their campaigning.

The Chairman thanked Mr Townsend for his thoughtful speech.

8. APPOINTMENT OF WIMPEN LEISURE MANAGEMENT S.A. AS ADMINISTRATOR FOR A PERIOD OF THREE YEARS

The Chairman asked if there were any comments before voting.

Mr Townsend asked for the new President to chair.

The Chairman repeated that he would be President until the end of the meeting. The Chairman asked for votes.

Proxy holders, Mrs Karen Smith, Mr Brian Cawley, Mrs Marian Harper, Mr Steven Pickering, Mrs Barbara Evans, Mrs Geraldine Pickering, Mr Christopher Wouldhave and Mrs Leonora Wallace, left the meeting at this point, and therefore all the proxy votes that they were carrying were lost.

Owners holding 50 votes left the meeting and therefore did not vote on any of the further items of the agenda.

WimPen Leisure Management S.A. were appointed as Administrators for a period of three years with 698 votes in favour, 8 against, and 0 abstentions; 440 did not vote as the holders had left the meeting.

9. APPOINTMENT OF AUDITORS FOR A PERIOD OF ONE YEAR

Mr Franklin explained that the Audit Report was missing from the booklet that year. On page 20, instead they had a message explaining what had happened, which was basically that Ernst & Young failed to produce their report on time. All the fieldwork carried out in the office was completed on time ten days before the deadline to send the booklet to print, on 17th October. He thought there was no reason why they failed to prepare the report since they had ten days to simply sign off everything that had already been checked. As well as Ernst & Young, there were quotes from two other companies: Westcotts, who are UK based and had been auditing the accounts for Las Rosas and Los Claveles for the past ten years; the other was KPMG who are also one of the 'Big Four', together with PricewaterhouseCoopers and Ernst & Young. Owners needed to decide which they want to elect.

Mr Evans said that having gone through this process himself before, he thought they should never go for somebody that was much cheaper than the others. He said that although it was frustrating that Ernst & Young had missed the deadline that year, he felt a conversation was needed before deciding to appoint them again, and that caution was needed if going for somebody much cheaper. Mr Franklin said that they were paying for the name of Ernst & Young, as they would with KPMG, and that it was worth remembering that the one that is cheapest had also been doing two other resorts of theirs for the last ten years. He added that it was not just a cost-saving exercise. Mr Evans thought that just because they had worked for other resorts it would not necessarily be a positive thing, and he would keep them separate. Mr Franklin said the positive thing was that they had always met the deadline and never failed, but he did not want to speak on their behalf as he wanted to remain impartial.

Mr Evans had printed the full report and thought it was a good audit report, as far as he could tell.

Mr Lear asked if Mr Franklin had a personal recommendation, which Mr Franklin said he did not want to give because it would be for somebody who was going in to check his work. All he would say was that Westcotts had never failed to meet the deadline, whereas Ernst & Young almost failed the previous year and had failed that year.

Mr Evans said, as far as he was concerned, twice meant they should be out, so he thought they were therefore looking at Westcotts and KPMG and, although there was nothing wrong with big firms, if Westcotts had already done a good job on other resorts he thought that was enough to favour them.

Westcotts were appointed as Auditors for one year with 601 in favour; 69 votes were in favour of Ernst & Young; 28 in favour of KPMG; and there were 7 abstentions; 440 did not vote as the holders had left the meeting.

The Chairman hoped Westcotts' quality was sufficient but noted that they could review it in future years.

10. PROPOSAL FOR CALLING OF AGM OR SGM MEETING TO BE DISTRIBUTED VIA EMAIL

The Chairman said there was a significant saving in doing this. They already circulate newsletters and letters from WimPen by email. If people do not have an email they will receive a paper version.

Mr Franklin said they also wanted to do this with invoices. Most companies around the world are paperless now so this would be a step forward for them to go paperless as well. Invoices would be sent out by email but could also be downloaded from the website, so they are always available. Anybody who wants a hard copy of the invoice can still have it sent out.

Mr Lear asked what the saving was. Mr Franklin said it was in the range of €2,500. Mrs Martín said they also get a lot of owners saying that they have not received notification of the AGM by post, so they send them by email anyway.

Mr Evans said he had a moral dilemma because on the one hand he wants to be helping to save the planet but he does not like reading off a phone or tablet, which he thought was particularly the case for the elderly, so they have to end up having to print at home. The Chairman said they would have the option of having a paper copy.

Proposal for the calling of AGM or SGM via email was passed with 678 votes in favour, 25 against, 3 abstentions, and 440 did not vote as the holders had left the meeting.

11. RESOLUTION: TO AUTHORISE THE ADMINISTRATOR TO RENEW THE CONTRACT TO LEASE THE COMMON PARTS OF THE COMPLEX

The Chairman said this was to extend the contract for the Restaurant and Bar for a further three years.

A speaker said that Craig did a good job, and the Chairman agreed they were very good.

The Resolution was passed with 699 votes in favour, 6 against, and 1 abstention; 440 did not vote as the holders had left the meeting.

12. RESOLUTION: AGREEMENT FOR THE ADMINISTRATOR, ON BEHALF OF THE COMMUNITY OF OWNERS, TO APPEAR BEFORE THE STATE TAX ADMINISTRATION AGENCY (AGENCIA TRIBUTARIA) TO PROVIDE THE DOCUMENTATION AND SIGN ALL THE DOCUMENTS NECESSARY TO OBTAIN THE ELECTRONIC SIGNATURE CERTIFICATE ISSUED BY THE NATIONAL MINT AND STAMP FACTORY OF THE ROYAL MINT (FÁBRICA NACIONAL DE MONEDA Y TIMBRE DE LA REAL CASA DE LA MONEDA), FOR RELATIONS WITH THE ADMINISTRATION, AS WELL AS TO REQUEST, DOWNLOAD, INSTALL, RENEW, SUSPEND, REVOKE AND USE ANY ELECTRONIC SIGNATURE CERTIFICATE.

Mr Franklin explained it was a digital transition because all the administrative procedures now are carried out online and in order to carry them out, they need a digital certificate, which needs the approval of the owners at the AGM.

The Resolution was passed with 693 votes in favour, 10 against, 3 abstentions; 440 did not vote as the holders had left the meeting.

12. PROPOSAL: FOR THE FORMATION OF A COMMITTEE OF OWNERS AT LAS CASITAS

The Chairman said this item was proposed by Greg and Joan McDonald.

Mrs Ames did not think they needed a committee, especially as they do not really have any authority.

The Chairman asked her how the committee at Las Brisas worked that she was on. Mrs Ames said they had this because they have got both Outright owners and Timeshare and Club members.

Mr Lear thought there should be some form of succession planning with owners to get involved so there is no barrier that they might otherwise have, although he was not sure a committee was necessarily the right way forward, but something that allows for a transition. He thought half the problem was that people do not understand what is going on and do not have a managed contact. He had come from a resort where there was a big barrier put up by the previous incumbent committee and Chairman and said it became very nasty, which is not what they want, which enables all sorts of mistruths. He said that WimPen are a good company and from what he had seen that day what they are doing is right and a good job, but owners do not necessarily have direct contact with them, which he thinks needs to be improved.

A speaker said they had been an owner for ten years and it was the first time they had seen the Chairman, Mr Barrow, because they do not own the same weeks, although he sees Mrs Ames every year because they are on the same weeks.

The Chairman said it was for the new President and the Owners' Representative to think about a succession plan.

The Proposal for the formation of a Committee of Owners failed with 51 in favour, 643 against, and 12 abstentions; and 440 did not vote as the holders had left the meeting.

The Chairman suggested that if anyone had voted in favour of a committee and were interested in standing as Owners' Representative for the next year they should talk to Mr Lear, who would probably try to work out a succession plan.

13. PROPOSAL: FOR ALL RENTALS FOR ANYONE OTHER THAN OWNERS, FRIENDS AND FAMILY ARE LIMITED TO A MINIMUM OF FOUR NIGHTS (PROPOSED BY LEONORA WALLACE)

The Chairman asked what rentals less than four nights were worth to them and how much they might lose if the proposal was passed. Mr Franklin said it would be in the range of €80,000, which would mean the fees increasing.

There were no other comments.

The Proposal failed with 38 votes in favour, 658 against, and 10 abstentions; and 440 did not vote as the holders had left the meeting.

14. PROPOSAL: ALL PLANS FOR THE DEVELOPMENT OF LAS CASITAS SHOULD BE MADE AVAILABLE TO OWNERS WELL IN ADVANCE OF THE AGM (PROPOSED BY MRS WALLACE)

The Chairman checked that newsletters were being received, which they were.

The Proposal failed with 102 votes in favour, 593 against, and 11 abstentions; and 440 did not vote as the holders had left the meeting.

15. PROPOSAL: THAT THE PRESIDENT POST IS PUT FORWARD FOR RE-ELECTION ANNUALLY AS WAS PREVIOUSLY THE CASE (PROPOSED BY MRS WALLACE)

The Chairman said this referred to three years previously when an AGM voted to extend the term of President to three years instead of one. He had been President for ten years and said that one year is not enough time for a President to understand all the implications and to get involved in any long-term planning, which was the main reason they extended it to three years. It was also in line with other resorts.

Mrs Ames agreed it was not advisable to go back to one year because it is not enough time to put in place any resolutions or alterations or anything that is voted on at the AGM.

The Chairman asked Mr Lear if he had any comments as a new President facing three years. Mr Lear thought three years was probably a good idea as there are so many things going on which require a period of over 12 months at least.

The Proposal failed with 31 votes in favour, 667 against, and 8 abstentions; and 440 did not vote as the holders had left the meeting.

16. VENUE FOR NEXT YEAR'S AGM

The Chairman asked for opinions on the current venue or whether they should be looking somewhere else.

Mr Evans suggested a venue that is a bit out of the city centre, which might be a bit easier for people to get to and more affordable for those that are travelling that want to stay, although he himself was quite nearby. He thought a hotel off the motorway network might be better. He did not know whether they are restricted to December, but it is Christmas party time so everywhere gets more expensive. The Chairman confirmed they have to keep it in December because under their Statutes they have to do the AGM during the close-down period.

The Chairman said he lives on the south coast, and it took him seven hours of driving to get there the day before. A speaker said it took about an hour to get round the city centre. Other speakers lived nearby.

Mrs Ames pointed out that they have to agree a venue with three other resorts, which the Chairman had said had suggested Brighton, which Mrs Ames thought was a bit extreme for people who do not live anywhere near the coast and suggested they had somewhere central where people from the south can go up and people from the north can go down.

The Chairman thought they needed to leave WimPen to look at the options. Mrs Martín said that they had always had them in the middle of England, trying to please everybody, and last year it was suggested they change it to different parts of the country to get other people to go to meetings, so they had arranged it that year in the north and next year could be more in the south, but most probably they will go back to the Midlands because more people are able to get there.

Mr Evans thought it was fair to rotate the location. He had suggested motorway networks because they have got nice hotels just off them that would be easier for people to get to with free car parking and cheaper rooms for people to stay; he thought it would be cheaper to rent a venue also. Mr Franklin noted that the weather was a risk at that time of year.

Mrs Martín said they wanted feedback on the other resorts' suggestion of Brighton or somewhere else nearby in the south.

The Chairman then closed the formal meeting at 12 o'clock.

The Chairman asked if those who were in the room still wanted an open forum.

Mrs Martín wanted to inform them that check-in laws had changed and that now a report needs more details information to the police at Check-in at reception, already takes time to fill all the documentation we are trying to speed this up and will send information in January about doing check-ins online.

A speaker mentioned there was talk about changing passports from EU ones to British ones. He believed they were using the date it was created rather than the date of expiry so people could find themselves stuck at airports, etc

Mr Lear wanted to thank Mr Barrow for his ten years of effort and said he knew it had not been easy. The Chairman agreed not everyone appreciates that. He said that although it had been hard work it had also been enjoyable; he was just disappointed that people felt the way they do currently and did not quite know why. Mrs Ames thought it was not the majority.

The Chairman thanked everyone for coming. He would no longer be President after the meeting and thanked those who had supported him and the rest of the Las Casitas family. He wished attendees a safe journey home and a happy Christmas and New Year. (Applause)

Mrs Martín said she had been working with Mr Barrow for almost seven years and that from WimPen's point of view he had worked for Las Casitas as much as he could and carried out many things. Mrs Ames felt they had achieved a lot.

Mrs Martín thanked Mr Barrow for being President for all those years and worked hard for las Casitas with them. The Chairman said they were welcome.

He then declared the meeting closed at 12.09pm and welcomed their new President.

A handwritten signature in black ink that reads "Roger Barrow". The signature is fluid and cursive, with "Roger" on the left and "Barrow" on the right, connected by a flourish.