

Home Owners' Association Lagoon Ocean Resort

AGENDA General Meeting at January 7, 2016 (10:00am)

1) Opening

The Board will count quorum and proxies present. If no quorum is met, the next meeting will be held at January 22.

2) Voting rules

Last general meeting we decided to clarify the rules for quorum and voting. Meyer Law & Mediation made a memo with annex on this (English and Dutch version attached). The Board asked Mrs Mandy Berends, notary, to be present at the meeting, to reflect on the memo and answer possible questions of owners present.

Proposal for decision: agree with memo and annex

3) Minutes of the general meeting of February 28, 2015

Attached the minutes (English version only). There was no quorum at the previous general meeting and not every owner responded by e-mail. Therefore it is required to agree again with decisions made last year.

Proposal for decision: agree with minutes and agree with all the decisions made at that meeting (English version only)

4) Financials 2015 & 2016

Attached a memo (English version only) with the financial report on 2015 (forecast) and the Budget 2016. The Board proposes to raise the maintenance fees by 5% (the first time since 2012). Thus there will be a budget of 20,000 NAF for improvements in 2016 and an Equity of 10,000 NAF.

Proposal for decision: take note of the forecast 2015; agree with raising the maintenance fees with 5%; agree with the budget 2016.

5) Appoint auditing committee

Hans Mons is willing to do the audit on the financials in 2015.

Proposal for decision: agree with auditing committee consisting of Hans Mons

6) Security

6.1 Cameras

The Board did not succeed in installing cameras in 2015. There were two proposals by owners (Annet Hartel and Peter Koster) and the Board did not feel free to make a choice between them. In the end Peter Koster decided not to wait any longer and install cameras on own property. Attached the

proposal by Annet Hartel (Dutch and English version) and several mails between the Board and Bahia (Dutch and English version).

Proposal for decision: LOR will not install (extra) cameras

6.2 Security report Sands Agency (Dutch and English version).

At request of the Board Sands Agency made a report on security measures owners can take by themselves. Sands also concluded owners do not always take easy precautions.

Proposal for decision: bring the report to the attention of the owners.

7) Improvements

7.1 improvements 2015

The board worked on the priorities set at the previous meeting. It was possible to start a lot of activities because we have been saving money for three years. In 2015 the wall at the street side was raised and changed, the bunker meters were completed with doors, planters were installed, the swimming pool surround was provided with new tiles and coping. Several parts were painted. We also hired security guards during several weeks and asked for a security check up. The Board did not succeed in installing cameras in 2015 (see 6.1). The raising of the wall is not completed yet.

Proposal for decision: discuss improvements in 2015

7.2 improvements 2016

Now that we have spent our saving in 2015 on various improvements, 2016 will be a 'normal' year. Several small repair activities and completing the wall will cost us appr 8,000 NAF. Which means we have an additional 12,000 NAF to spend on new, bigger improvements.

Owners were asked to suggest improvements before November 15. Suggested improvements are:

- Lighting (major maintenance combined with mood lighting)
- Cameras
- Storage / workshop (2015 list)
- Concrete paths (2015 list)

Proposal for decision: set priorities 2016

8) House rules

The general meeting may enact house rules in accordance with the statutes and law (art 12 Statutes). In February 2012 HOA decided to make such house rules. Mark Downey, Nanny Scholten and Hans Mons contributed to attached proposal (Dutch and English version), including possible penalties. Mark will give an explanation to the proposal. The owners are asked to give their opinion on the proposal.

Proposal for decision: discuss house rules

9) Survey and closing