

Minutes of the general meeting of the Owners' Association LOR

Date: 8 January 2017

Attendants: see attachment

Venue: Lagoon Ocean Resort, Curaçao

1. Opening

Chairman Walter de Koning opens the meeting. It is observed that according to the Articles of Association the required quorum (of no less than 9 owners) is present. The powers of attorney are identified and listed. See the attachment for an overview.

The following items are added to the agenda (see agenda item 6):

- Purchase of small plot of land from Offermans
- Parking nuisance of planter in front of unit 8
- Accessibility of units maneuvering in between parked cars
- Accessibility of entrance between units 4 and 5 in case of an emergency
- Paved walking paths on gravel

2. Minutes of the General Meeting of 7 January 2016

There are no remarks regarding the text of the minutes. The action points in the minutes are discussed:

- Rules for voting: In the memo (paragraph 2.2) it is stated that the members of the Owners' Association (the owners) may be represented and that neither the law, nor the articles of association lay down requirements pertaining to the person; in other words, the power of attorney is not required to be a member. Is this correct? Yes. The Board also confirms that the number of powers of attorney of a non-member is unlimited. Furthermore, that it is possible to be present in a digital form (through Skype or a comparable program); digital presence is included to determine quorum.
- The keys of the pedestrian door have been distributed to the owners (in a number of cases, the keys are at Bahia).
- The Audit Committee (Hans Mons) has not made any remarks about the 2015 finances.
- The camera system has been realized and has been operational since 1 March 2016.
- The pedestrian door is still left open regularly. Every evening, Bernd Gabold checks to see if the door is closed. The issue of an automatic door closer is discussed. Also, that there should be a door knob on the outside, rather than a door handle, so that the door can only be opened with the handle from the inside. The **Board** will take action on this.

- The septic tank was not emptied and cleaned in 2016. The additional provisions (inspection pipe, lever) have not been installed either. The reason for this is that Peter Koster has not been able to find a person properly qualified to carry out the work. Some suggestions are made. **Peter Koster** again takes charge of this.
- Various measures have been taken in 2016, to improve the continuity and signal strength of the internet. Hans Mons has provided for this, but does not wish to do so on a continuous basis. There is a further wish for improvement of the signal strength. It is therefore required to now achieve optimization and continuous maintenance through a qualified local expert. The possibility to apply 2 networks is discussed. **The Board** will provide for this.
- The one-off additional contribution for the purchase and installation of cameras has been realized.
- The House Rules that were adopted at the previous meeting have been published on the website. The House Rules have been amended twice in 2016 (pets). On 7 January 2016 it was decided to have a brief evaluation after one year; those present have no additional wishes to add to the text of the House Rules, so these will remain unamended.

Resolution (47 votes in favor):

- The meeting adopts the minutes of 7 January 2016 without amendments.
- The meeting agrees to discussing the actions in the minutes of 7 January 2016 and the additional actions as mentioned above.

3. **Finances 2016 and 2017**

On behalf of the Board, Walter de Koning provides a brief explanation of the financial report 2016. The following is addressed:

- The costs of maintenance of the yard and swimming pool are much higher than was budgetted for. This is caused by a different subdivision of the items (more to item 2 Maintenance and less to item 3 Utility Services). The total of both items is virtually equal to what has been budgetted.
- What is meant by forecast? The financial report was drawn up as per 1 December, which is at a moment when the year 2016 had not ended yet. The amounts per 1 December are therefore a forecast of the state of affairs on 31 December.

Subsequently, the Budget 2017 is discussed, including the motion to increase the maintenance fee by 5%. The following is addressed:

- Considering the expected rise of the energy rates, it is desirable to maintain an additional NAF2,000 in reserve. This amount will be deducted from the budget for improvements.
- Is it desirable to increase the contributions further, so that more wishes from the priority list may be realized? It is concluded that such is not the case.
- Is it desirable to maintain NAF20,000 in reserve or can the Owners' Association suffice with less (NAF10,000)? The amount of NAF20,000 was resolved by the General Meeting 2016. After the discussion it was elected to maintain this amount.
- The calculation in the Budget of the Equity as per 31 December 2017 is not entirely correct, apparently: the amount is NAF19,000 instead of NAF20,000. After a discussion it is elected to maintain this amount and to ensure that the Equity will amount to NAF20,000 in 2018.

Resolution (43 votes in favor, 4 abstentions):

- The meeting takes note of the forecast of income and expenditure 2016.
- The meeting agrees to an increase of the maintenance contribution by 5%.
- The meeting agrees with the 2017 Budget, subject to the provision that the item (3) Utility Services is increased by NAF2,000 NAF to NAF18,000 and the item (5) Improvements and Investments, is reduced by NAF2,000 to NAF17,000. The Equity is expected to amount to NAF19,000 by the end of 2017.

4. Appointment Audit Committee

Crescel Cijntje declared to be prepared to perform the 2016 auditing.

Resolution (47 votes in favor): Crescel Cijntje is appointed to the Audit Committee 2016.

5. Security

The meeting discusses the whether there is any point in and need for additional security measures. This is due to 3 cases of trespassing that occurred in 2016. There also are reports about nuisance from local youth. The following is addressed:

- Is there a reason to take additional measures regarding the walls of the resort? With the exception of the robbery that took place several years ago, which we consider an exceptional situation, this only concerns minor cases (trespassing, 2 or 3 times a year). Raising the walls of the resort further (like the wall with neighbour Offermans) does not provide sufficient results.
- Barbed wire does not appear to provide a sufficient solution. Perhaps planting thorny brushes at the bottom of the wall is more effective.
- In fact, the nuisance from local youth is not that bad (it happens occasionally, it is a nuisance at that moment, but it is not threatening).
- Measures to the units themselves are certainly worthwhile. Especially replacing the original windows by shuttered windows will be more effective in preventing burglaries.
- Guests are too careless at times, prevention can be improved. It would be useful to have a standard security message in every unit, informing the guests of the possibility of burglaries (as in any other country) and providing tips, such as proper locking and storing valuables out of sight.
- Should there be more cameras (for example on the inner premises)? Some feel this does not have a lot of added value. Other owners feel that cameras on the inner premises would affect privacy too much. And then there are owners who would welcome an expansion on the number of cameras. This could also be realized in phases (spread out across several years). It is arranged that the Board will work out a proposal for additional cameras.

Resolution (47 votes in favor):

- Drawing up a preventive text for guests. **Action by the Board**
- Working out the (phased) expansion of the number of cameras, to be resolved at a later stage. **Action by the Board.**

6. Improvements

The proposals for improvements that were on the agenda and that were mentioned during the meeting are discussed. Below are the resolutions, considerations and priority as set out by the meeting (47 votes in favor).

Nr	Proposal	Considerations	Priority
1	Empty + apply provisions septic tank	Discussed at agenda item 2. Has first priority for the meeting	1
2	Increasing the wall at Offermans	Discussed at agenda item 5. No further raising of walls, more attention for thorny brushes	--

Nr	Proposal	Considerations	Priority
3	Improvement signal strength and continuity WiFi	Discussed at agenda item 2.	4
4	Improve lighting	Not all the lights are in working order and the colors are different. Part of the resort is too dark at night. Improved lighting increases security and appearance.	2
5	Purchase of small plot of land Offermans	Purchase of additional land is not useful, the resort has the right of way (as is expected). The pole for the key pad for the resort must be removed. The key pad can be installed on the wall. At a later stage, the gate may be moved backwards (and the length of the wall may be increased)	--
6	Solve parking nuisance of planter in front of unit 8	The meeting deems the situation on site as impractical. The planters at units 7-9 will be removed and replaced by rubber parking blocks. Also the lining could be improved, especially by drawing these at an angle, rather than straight.	3
7	Accessibility of units maneuvering between cars	Solved through the arrangements in 6.	--
8	Accessibility of entrance between units 4 and 5 in case of an emergency	The path between 4 and 5 must be available for cars. Parking is not allowed on the path. It is decided to paint a cross and the letters NP on the tarmac.	--
9	Paved walking paths on the gravel	The idea is to provide easy access to the seaside with rolling suitcases. The solution may be paved paths of 60 cm wide. As not everybody appreciates the look of this, planting vegetation alongside the paths might be an improvement. The board will work out a plan and budget, for the meeting to resolve at a later time.	5

7. Any other business

The question is asked why the water in the swimming pool is as green as it is? It appears that Johan van Belzen has applied a chlorine treatment, the water will be normal again after 24 hours. It is advisable to not go swimming during this time. A remark is made that this advice is not visible, this should be indicated with signs. **The Board** will discuss this with Johan.

There are remarks about maintenance of the space behind the units 13 and 11. **The Board** will discuss this with Johan.

The meeting expresses its gratitude for all the many works carried out by various people, which have resulted in the resort looking as beautiful as it does now!

The chairman closes the meeting.

Chairman:

Secretary:

Walter de Koning

Walter de Koning

**Attachments: Attendants during the general meeting Owners' Association LOR
on 8 January 2017**

Name	Unit	Powers of attorney for	Nr. of votes (incl. powers of attorney)
Hens de Jong	6B	Annet Hartel and Peter Verwoerd / 14A Henk Verharen and Jose Luypen / 10A and B	7
Randy and Tola Neuman	13, 8A	--	5
Peter Koster	7A, 7B, 8B	Jim Walsh / 16 Per and Suzan Hjort / 4A James Newberry / 9	14
Mark Downey and Ian Ryan	5B, 7C	--	3
Grace and Richard Newton	17B	--	2
Catherine Fellows	11	--	4
Scott McKechnie	17A	Martin Whiteley and Toni Carter / 12A	4
Bernd Gabold	4A	--	2
Crescel Cijntje	6C	Nanny Scholten / 6EF	3
Walter de Koning and Helie Nahar	5A, 6A	--	3
10 owners (of 26)			47 votes (of 66)