



## COMMITTEES VIEW ON PROPOSED AGENDA PAUL DRAGONETTI/NICKY MASON

As is proper practice in organisations and politics we have provided not only our own view on vision, strategy and agenda points but also, we would like to comment on those expressed by other candidates so owners can best understand the differences. We have reviewed the text provided through Facebook and added personal comments made to all of us by Paul, Nicky and others.

1. A comment was made by both Paul & Nicky that 'it was decided at last year's agm that both (Presidential) positions would step down after two years'.
  - This is incorrect. This wasn't an agenda point and hence has not been discussed and taken up in the minutes. It isn't mentioned in the statutes either.
  - What is true is that positions are to be confirmed/(re)elected every year and that is the reason why it is a formal point on the agenda.
  - The current committee is interested in good community governance and thus a vision, a balanced strategy and agenda, whether executed by the current or a new committee.
2. 'I(Paul D) have the feeling that they (Sagamore) are at least open to some of the ideas put forward'. On the 5th of July Paul D wrote on our Facebook page "no Chiringuito equals no outsiders equals less security issues and investment going up in value. That's it nothing else and I believe truly in my heart that this is exactly what everyone here wants. If I'm wrong, then I'm the fool for staying here."
  - we are interested to understand what Sagamore was "open to some of the ideas put forward" and to which they were not.
  - we do not believe most owners would prefer "no chiringuito" but even if this is the case we do not believe Sagamore would accept "no chiringuito" hence the need for compromise.
3. "No more outsiders using the lagoon"
  - we are in discussions with Sagamore to reach a fair resolution as to numbers of outsiders at the Lagoon for 2021 and onwards and this will depend on how much support our Sector and Sector 2 are prepared to give to the continued viability of the Chiringuito. We hope that Sagamore will put forward a proposal to all owners (Sector 1 and Sector 2) with various options within the next 7 days
  - the question to this point is what Paul/Nicky are going to do if no deal is struck. On Facebook often two things have been mentioned
    - a) Being far more aggressive and
    - b) Legal action.
  - We believe we are in this project with Sagamore for another 3-4 years with other sectors still in planning. Good constructive dialogue to us is critical. (as is the collaboration with the other sectors). Legal action may lead to 3-5 years of court cases, lawyer costs and no guarantee of success.



Good collaboration will help to maintain and build a vibrant Alcazaba Lagoon community and preserve and increase the valuation of our individual investment.

4. "Bring plans forward within 90 days to be voted on at a EGM to reduce community fees going forward"

- we believe a significant (more than 10%) reduction in fees cannot come from entity and lagoon fees. Hence this must come from our own sector 1 budget and fees. Our fees are and have been transparent and justified. There are two major elements one of which is less controllable;

Water. As communicated earlier annual usage varies dramatically from euro 10k to 50k depending on weather conditions. The need for (free of charge) water, as we currently receive from Sagamore, is critical to our budget/expenses. If this "free" water allocation was stopped, due to a breakdown in the relationship between Sagamore and us we would have to pay for all our water and could see an increase in annual Sector 1 costs of at least 50k Euros (500 Euros per owner per year).

Refurbishment Fund. As we have said before, in 2018 we have introduced euro 25k/year fund with approval from the agm. This came on top of the 'normal' expenditures. It is our firm belief that this fund is fundamental to the maintenance of the blocks. Every 6-8 years blocks will need to be repainted with an estimated euro 200k. Saving euro 25k per year hence is possibly on the low side.

Other costs, we have a number of full-time workers (garden/cleaning), administrator costs and maintenance in garden pools and blocks. Service agreements with elevator company and so on.

We have had a continuous review and tendering on all cost elements and will continue to do so.

5. "no increase to community fees on rental apartments".

-we have planned to bring this to the voting 'table' not because it is the committee's suggestion but simply because we follow the Spanish law and the request of some non-renting owners. If voted no, no problem if voted yes, we will discuss the implementation date (which doesn't have to be immediately).

6. "ramping up the security efforts."

-we have invested last year in new/better/more solid block-gate systems and keys.

-the security guards and their house are paid for by the entity budget and we only pay 19% of this.

All extra measures related to the entity need to be agreed upon with Sagamore and other sectors. We believe private apartment security is the most important aspect, the roads around our sector are public and further significant investment by our community has to be seen in that light. Additional security for our own sector will of course add to our costs.



7. "allow owners to have gas barbecues at their apartments under strict health and safety conditions and with a code of conduct" – owners have asked us to put this on the agenda and it is already included under AOB .This is for owners to decide and not a committee.

8." Conflict of interest signature". We fully agree. This is already mentioned in the statutes.

9 "full transparency". We have installed the website and Facebook (thanks to Nicky)

Both are fully operational; meeting minutes are downloaded and messages on improvements or issues shared.

For those that seek more transparency we would ask on which topics so that we can customize.

10. "constitution of the committee".

Our President, David, is 8 times a year (3 to 4 months) at Alcazaba, the Vice President Aart 6 times (3 months), Jason full time resident and Chris 5 times a year, Ottmar Beck(new candidate) who is native German spoken and has a financialmanagement backgroundat least 4 times and Eric Paye(new candidate), French spoken Belgian, multiple times a year. We have most languages on board (Spanish, English, French, Dutch, and German,) through 4 nationalities. From a professional background we think we have enough experience. However,following theresignation of Kenneth Mogensen (who works full time and found it difficult to attend committee meetings) we now seek a member that could represent the rentingowners as well.

The above is to explain and distinguish both candidate presidencies and committee members

In a separate document we have communicated our vision, strategy and agenda, already through Facebook but this week also we will send this out by email to non-Facebook owners

We hope this clarifies the issues and the differences between the agendas of your current committee and that of Paul and Nicky's. Please ask questions/comment, we take all your remarks seriously and will continue to do so.

Chris, Jason, Aart, David