

## **Minutes of the Ordinary Assembly of the Neighbourhood Association of Camping Villas Caravaning La Manga**

*The Assembly will be held on the 6th of August 2021, in the space set aside for this purpose for security reasons due to the pandemic, on the communal esplanade of the campsite in front of the hermitage, at 19:30 hours on second call, with the attendance of members and representatives of the following plots of land:*

*A-052, A-058, A-096, A-118, B-017, B-038, B-039, B-048, B-058, B-079, B-145, B-149, C-098, C-009, C-015, C-079, C-110, C-144, D-046, D-048, D-050, D-062, D-072, D-077, D-089, D-133, E-001, E-006, E-014, E-016, E-042, E-043, E-050, E-067, E-070, E-077, E-084, E-085, E-100, E-103, F-023, F-050, F-051, F-105, F-121, F-122, GH-010, GH-013, GH-015, GH-101, GH-102, GH-150, GH-152, GH-154, M-001, M-003, M-011, M-026, N-031, N-032, O-039, PQ-158.*

*The assembly begins with the attendance of the members of the Board of Directors, Juan García García, José Luís Cano Pérez, José Manuel Zamora Perea, Sabrina Breitenstein, Rosa María Hernández López, José Ochando Saura, Mercedes Isabel Ayala Morell, Juan De Dios Hernández Fenollar and Ángel Rodríguez Sotillo; Teodosio de Juana López is absent. Tomás Estévez Andrés and Santiago Margarit previously tendered their resignations.*

*The next item is the order of business:*

### **One. Reading and approval, if applicable, of the minutes of the meeting of 7 August 2020.**

*The secretary, José Manuel Zamora, read out the minutes of the ordinary assembly of the previous financial year 2020, which, once concluded, the attendees were asked for their approval or objections, and were unanimously approved.*

### **Two. Information on the steps taken.**

*Juan García begins by explaining that this year our lawyer Pedro Antonio Martínez is unable to join us, as he is complying with the quarantine regulations, having found himself in the company of someone affected by Covid. However, if we need any clarification of his competence this afternoon, we will be able to contact him by telephone.*

*Continuing with the steps taken, Juan explains that as a result of the Dana of September 2019, we have tried to get a budget for the repair of streets, including their lowering in anticipation of future water flows, without success so far. The insurance for that incident paid the administrator €50,000 of the €100,000 we were claiming.*

*We are informed from the Administrator that last year 2020 we obtained a surplus of approximately 400.000€, it is commented here, although the ideal on the part of this Administrator was to have passed a circular to each neighbour with the statement of accounts, especially when for reasons not well founded, there was no General Assembly of owners, as it could have been done in compliance with the sanitary regulations established for these cases. At the same time, we are informed that according to the results of the first quarter of 2021, we have a parallel in the accounts with the past 2020, which makes us suppose that this year there will also be a similar surplus. They justify these variations with respect to the budget in that there are still many things to be done and the economic injection due to the Dana insurance.*

*Some actions have been carried out, such as the insufficient lowering of some streets, pruning of trees, replacement of water pumps in the toilets, some damaged surveillance cameras have been repaired, treatment of processionaries, which we demand to be carried out by specialised personnel, given their significant danger to people.*

*Regarding the children's playground, we express our disagreement with the way in which it has been repaired, as it should have been filled with sand, but instead it has been filled with earth, which over time ends up hardening and not serving the purpose for which it was intended.*

*We continue with the same quota as in the previous year.*

*The installation of two paddle courts in one of the tennis courts or in the fronton area was considered. The budget was around €24,000, although nothing is definite as yet.*

*A staircase has been installed in the swimming pool.*

*We had a meeting with all the neighbourhood associations about the P.G.O.U., but we still don't know how it will be resolved.*

*We asked the Town Hall for a meeting with the Mayor's Office to discuss the issue of the DANA, but they still have not replied.*

*We sent a letter of complaint to both the Town Hall and the Autonomous Community to find out the details of the permissions given to Costa Cálida to carry out the water slides and other works on their own account in the area. So far we have had no reply from both, only the Autonomous Community wrote a letter thanking us for our request and saying that they would take it into account without further explanation.*

*We note that the custom established after the outbreak of the pandemic has been lost, consisting of having in each toilet and bathroom stall, a list of schedules and operators who have cleaned the facilities. We will insist that this prevails.*

*We were studying some kind of control system, through magnetic keys, cards, etc. for access to the campsite, we even contacted companies in Cartagena for this purpose, but the Administration, specifically María del Mar Martínez, refused to continue in this line of action. It is true that we continue to insist on the control of the entrance barrier, and although it seems that on some occasions they seem to put a lot of effort into the mission, in general terms it vanishes, and the mission of the entrance controller is of no use at all.*

*With regard to the demonstrations we held last year, specifically in the first one, we had disagreements with the Sergeant of the Civil Guard, presumably at the behest of María del Mar Martínez, insofar as she was instigating us to cease our efforts to demonstrate, We understand that they were trying to destabilise the demonstration, which was developing normally and following the most scrupulous health and safety measures, such as safety distances, masks, etc. As a result, we have received a complaint of 600€ from the said sergeant on the grounds that we were disrespectful to him, which makes no sense at all. On the advice of our lawyer, we have decided to appeal the fine, as we are not prepared to admit any blame for the demonstration, which was approved by the government in a democratic state. Their colleagues from the Benemérita behaved in a diametrically opposed manner during the demonstrations that took place a few days later, where, in addition to addressing our representatives with impeccable respect, they accompanied us throughout the scheduled route with total diligence.*

*After insisting since February, last July we received the 2020 Expenses; we have now certified the photocopies of the invoices with the expenses presented, and there have been no relevant documentary incidents to highlight. We have also made comparisons with the previous year, as well as an exhaustive study of invoices, especially those that increase the budget the most. Apparently as a result of the delivery of accounts, it seems that we have a little more calm with the Administrator, because since then we have agreed with them to have a meeting every Wednesday at 10:00 hours to discuss issues that can improve our facilities and services, we see in David Martinez a clear interest in this.*

*The Administrator on her own account told us that we should take a decision against the owners who have built an additional floor or terrace on their plot, as there is a latent invasion of the privacy of their neighbours, and that our board should make a joint statement in this regard by taking it to the next Assembly. Our response was categorical, we fully agree that the internal rules as well as the general rules of coexistence, must be complied with without any kind of contemplation, however the fact that there are numerous illegal works is due to a lack of vigilance by the Administrator, or when not, to an inexplicable permissiveness over the last few years. It is the sole responsibility of the Administrator to enforce the regulations.*

*We asked for a total perimeter disinfection to be carried out by the specialised company we have contracted for this purpose, as this year it seems that the population of parasites and insects has increased.*

*As a result of our request, the facilities of the frontons have been painted and the damage to the toilets in sector D has been repaired.*

*The Administrator has been asked to prepare the campsite for future floods caused by storms, we insist on this because we must do everything possible so that technicians study the existing reservoirs on the other side of the motorway opposite our campsite, and force their owners to adapt their streams so that at any given moment the excess water does not come channelled towards the entrance to our campsite as was demonstrated in the last flood.*

*Juan García, tells us of the hopeful predisposition on the part of the Administrator, specifically in the figure of David Martínez, to be in tune with our wishes for the improvement of the campsite. In principle we have agreed to have a weekly meeting to study the daily problems that are arising, as well as urges us to transmit to the director of the campsite (Ana) our queries and doubts without any kind of reservation. We consider that the fact that María del Mar Martínez does not appear at the campsite on a regular basis is conducive to understanding, which not only pleases us, but we also feel that this feeling is shared by other people outside our Association. We hope that once we have entered into this dynamic, management will gradually improve.*

*Juan states that despite the limitations on meetings due to the state of alarm, throughout the year the Board of Directors has held several meetings, initially in person and on other occasions by videoconference, and has been able to carry out its duties in one way or another.*

*This was followed by a question and answer session in which a neighbour asked what was the guideline followed by the volunteers from different parts of the province with regard to the DANA, Juan gave the answer that given the volume of the disaster, the short time for participation, etc., we did what we could even knowing that the plots were not in a perfect state of cleanliness, as the priority was to cover as many plots as possible and especially the most damaged ones; unfortunately we could not reach the lower sectors.*

*Another resident asked how the €400,000 surplus was going to be used, while also highlighting the poor cleaning service that had been provided lately and the lack of any or little attitude towards street repairs on the part of the Administration. Juan responded that the destination of the surplus is not going to be opaque, because based on the predisposition towards us that the Administrator is trying to show, we will determine in future meetings with them the execution of new sports facilities (paddle tennis) as well as improvements in the children's playground and the study of major repairs to the streets. With regard to cleaning, it is stated that we currently have the same or more employees than last year, that it is true that the start of the season has been very rushed, but that they are making an effort to have the facilities as good as possible, with pruning, removal of branches, etc., despite the absence of two employees due to illness, one of them the manager himself, who ironically asserts that his absence improves the pace of the tasks.*

*Another resident expresses his grievance because after 24:00 hours there should be absolute calm in the campsite when in reality there are many sources of noise and fights. At the same time, he comments on the bad assistance given by the Town Hall employees regarding our beach and the bad state of the access road to Playa Honda from the beach. To the latter he replies that the fact that we have so many palm trees on our beach makes it difficult for the beach machines to clean up, and it seems that they have orders to surround the palm trees without any further action. We have approached the Town Hall, not only this year, but every year we remind them of our particularity, but they do not take us into account. Regarding the road to Playa Honda, the same, we have submitted a letter in June without any reply to date. Perhaps we should consider the possibility of demonstrating in front of the Cartagena Town Hall, collecting signatures etc. because it is true that we are being neglected. At the time, Noelia Arroyo, the current Mayoress together with Ana Belén Castejón deputy mayoress, offered Juan García a meeting to discuss our campsite, which has not taken place so far despite the requests we have made. As for the hours of silence in the campsite, we all know that it is from 24:00 hours until 07:00 the next day. The issue is quite neglected and we will urge that the gates both upstairs and downstairs be closed during this period, and that they be accessible only for emergencies as they were in the past.*

### **Three - Balance of income and expenditure 2020 and budget 2021**

*The attendees are reminded that in the call for the Assembly, documents reflecting the balance of income and expenditure for 2020, as well as the budget for 2021, were attached. Juan García made a public statement as the Treasurer, Sabrina Breitenstein, was on the premises carrying out administrative tasks, collections and collecting signatures.*

*This item was unanimously approved for consideration.*

*After this approval, our president made clear what was agreed at the meeting of the Board of Directors on 31/07/2021 that next year 2022 there will be no membership fee, given the liquidity we have and once the payment of €12,000 to the expert who drafted the result of the Audit presented to the Administrator with the result that we all know. This decision of zero membership fee may be extended to the following years if we do not foresee any new extraordinary expenses.*

### **Four - Questions and Answers**

*This section of the Assembly is left empty, as all the questions and requests are dealt with in section Two (information on the steps taken), so that the opportunity is taken to renew the positions of the board of directors for the next two years, and as no alternative team is presented, the current team continues as approved by those present, with the exception of one abstention.*

*And with no further business to discuss, the Assembly ends at 20:30 hours on the day referred to in the heading.*

*Juan García. President.*

*José Manuel Zamora Perea, Secretary.*

**(Text translated by automatic translator, apologies for any translation errors.)**