

8 August 1999 - Extraordinary General Meeting of Planas del Rey property owners

English translation prepared from the official minutes written in Spanish. The separate French document preserved in the archives is itself identified as a French translation of those official minutes.

Meeting details

Minutes no. 10/99 - Extraordinary meeting held at second call.

Date: 8 August 1999.

Place: Pratdip multisports complex.

Time: 10:45 a.m. to 3:00 p.m.

Attendance: 156 property owners, comprising 67 present and 89 represented.

Chair: Antonio Agredano, president, accompanied by members of the Governing Board.

Also attending: Josep Fortuny, mayor of Pratdip, and councillors Anton Escoda and Francisco Alcalde.

Opening of the meeting

The president opens the meeting, welcomes Mr Fortuny and gives him the floor. The mayor states that, in his view, Planes del Rei is improving day by day. Simultaneous interpretation into French and German is provided by Mr Agredano, Mr Peñalver and Mrs Planet.

Item 2 - Approval of previous minutes

The secretary asks the meeting to approve the minutes of the previous General Meetings, held on 9 August 1998 and 25 April 1999. They are approved.

Item 3 - Accounts

The treasurer, Mr de Viron, presents the accounts. They have been checked by Mrs Galace and Mrs Bonin-Lachaud. Following several comments from property owners, Mr Fortuny presents a certificate from the accounting services of the Baix Camp County Council confirming that the accounts have been kept correctly. The accounts are approved.

Item 4 - Ordinary budget

Mr Francisco Alcalde reports on work already carried out: routine maintenance; enlargement of the pétanque area; new changing rooms and six new ladders at the swimming pool; replacement of water pipes in several streets; installation of twelve water inspection chambers supplied by the Town Council; installation of goals for football and indoor football; installation of a streetlight in the supermarket square; cleaning of reservoir no. 3 receiving spring water; replacement of an irrigation pump; purchase of a small cart; repairs to the tractor; and a contract for collecting garden waste with the Pratdip gardening company run by Mr Parreu.

The garden-waste contract is for five years at 4,000,000 pesetas per year, plus VAT and adjustment in line with the consumer price index. Burning waste is strictly prohibited. The contractor shreds the waste; the Entity must load the remaining material into containers and transport it to the Botarell composting centre. Each container costs 17,000 pesetas. For the following financial year, the Entity also plans to create a green area around the swimming pool and install automatic irrigation.

Mr Francisco Alcalde, who has been elected to Pratdip Town Council, thanks the residents for their confidence. He also reports that employee Francisco Vidal will retire in October and proposes a gift, either through individual contributions or from the Entity's budget. It is agreed that the cost will be charged to the budget.

Several owners question the high cost of collecting garden waste and ask why the contract was signed without prior approval by the General Meeting. The reply is that the decision was urgent and that the Governing Board is authorised by the statutes to take decisions required for the proper functioning of Planes, subject to reporting them to the next General Meeting for confirmation. Mr Fortuny says that he will request a reduction in the charge applied by the Botarell treatment centre. Owners are asked not to mix stones with pine needles and garden waste.

The Town Council will take over Mr Parreu's contract once the Entity has been integrated into the municipality. The payment method for the ordinary budget is set at 50% through an equal fixed charge and 50% through a charge calculated according to each property's surface area. This method is approved.

Items 5 and 6 - Management report, integration agreement and extraordinary budget

Mr Agredano explains that the integration agreement was not signed the previous year, but was renegotiated at the beginning of 1999, improved through new grants, approved unanimously by Pratdip Town Council and signed by both parties. Copies have been distributed to all property owners attending the meeting.

He welcomes the fact that Francisco Alcalde, a member of the Governing Board, stood in the recent municipal elections and was elected as a councillor on the CiU list headed locally by Mr Fortuny. In response to a written question asking whether the integration of Planes amounts to property speculation, it is stated that the aim is to improve the development, not to speculate. It is also stated that, once integration has taken place, an owners' association could be formed to defend the development's interests and that Pratdip does not want two categories of residents.

The agreement is read in Spanish and French; a German translation is not considered necessary. Several questions are answered by Mr Agredano and Mr Fortuny, followed by a brief discussion between the mayor and a property owner. One owner reads a lengthy statement requesting detailed information about the agreement and the proposed work.

To achieve integration, all outstanding work and alterations required to bring the development into compliance with the law must be completed. The technical services of the Baix Camp County Council have therefore prepared a technical study specifying what remains to be done. A committee consisting of Mr Alcalde, Mr Cabiac and Mr Huste is to be formed to monitor the work, and other interested owners may join it.

The president explains the budgeted amounts and the grants to be provided by the Town Council. It is agreed that a copy of the technical study's estimate will be attached to the minutes. The equal charge for every property owner to fund the extraordinary budget for 1999/2000 is set at 55,000 pesetas.

Vice-president Jean Huste states that he does not have the qualifications required to supervise major works and therefore cannot sit on a committee that, in his view, should consist solely of technical specialists. He adds that he disagrees with the president over the allocation of charges for the current financial year and resigns from the Governing Board.

Mr Francisco Alcalde reports that the Entity will receive 200,000 pesetas from the Town Council for the Planes festivities on 20 August. The programme will include Catalan dancing, inflatable attractions for children, an evening dance performance and trophies for athletics, tennis, pétanque, swimming and table tennis.

Vote on integration and the extraordinary budget

Mr Fortuny states that the time has come to approve the plans for integrating Planes into the municipality. He says that he is prepared to sign the integration document and guarantee completion of the technical project. In response to questions from property owners, he states that there are only two possibilities: to join the municipality or not to do so. If the proposal is rejected, Planes will remain a private development without any right to municipal subsidies.

Mr Agredano adds that the Governing Board will also resign if the General Meeting rejects the proposal. A single block vote is requested, covering both the integration proposal and approval of the extraordinary budget based on a charge of 55,000 pesetas per property owner.

The recorded result is 130 votes in favour, 20 against and one invalid vote. The extraordinary budget for 1999/2000, intended to finance the work set out in the technical study, is therefore approved.

Other information

The meeting is informed that outstanding unpaid contributions amount to approximately 10,000,000 pesetas, although some have since been recovered. This is presented as another reason for the urgency of integration, since the Town Council could then recover the debts officially.

The meeting is also informed about the installation of fire hydrants by Salaet, for which a grant of 1,000,000 pesetas has been obtained. It also discusses the transfer of streets by Mr Hugas in settlement of his debt to the Entity, which will be cancelled from the current financial year onwards. A question is raised about a difference of 6.5 million pesetas attributed to the previous Governing Board; another owner explains that this was a lower amount paid in the preceding financial year. An audit is discussed but not commissioned, since its cost would have to be borne by the property owners.

Item 7 - Confirmation of Governing Board members

Although no formal vote is held, the composition of the Governing Board is deemed to have been confirmed by the confidence expressed in the vote.

Item 8 - Questions and answers

Questions are raised and answered at various points during the meeting.

Item 9 - Close of the meeting

The meeting ends with words of thanks from the mayor of Pratdip, Josep Fortuny, and for the confidence shown in the desire to join the municipality. Refreshments are offered to those present, after which the meeting is closed and these minutes are drawn up.