

## **PRESIDENT @ PUERTO MARINO**

### **An open letter from Geoff Wilson, outgoing President.**

To all proprietors,

As the outgoing president I would like to take this opportunity to express my thanks for the support that I have received from the community over the past four years. I stood down with very mixed feelings but it is time for a change. After four years some new ideas are needed and someone with fresh energy. I was pleased to see David Frenchum step forward. I have enjoyed the work and the personal contact with yourselves; most of you anyway. I have been very fortunate in always having a committee of vice presidents, who were supportive and were able to give some welcome and timely advice in the decision making.

To them I owe my particular thanks.

Having stated that I have enjoyed the work, much of it having been very rewarding and has entailed working with like minded people such as the vice presidents and the administrator, all of whom want to see our urbanization flourish, there are however, some concerns that I consider need to be aired.

I could write a book but I will try to keep it brief and some issues such as the non payment of community fees, I will not dwell on, only to say that it is essential that the fees are paid and on time. There is no escape from payment and failure to pay will inevitably result in court action, additional costs and eventually the seizure of property by the court.

My main concerns are about behavior, responsibility and what many perceive to be the position of the communities elected representatives.

Let me put the record straight on the latter. They are not paid. They do not have their community fees paid for them. They are not professionals. They volunteer because they want to help to maintain the standards of our urbanization and for Puerto Marino to continue to be a pleasant place to live.

They should not be considered to be the butt of a proprietors personal anxieties and anger when things do not go quite right or suit them.

Over the past four years I have had to put up with a chain of visits to my home by proprietors whose attitude has ranged from being abrupt and demanding to plain bad tempered and ill mannered accompanied all too often with bad language. All of them English.

There is no reason why myself and my wife or any other representative should have to put up with this unnecessary and insulting behavior. In one instance last year, one of these ill mannered and demanding visitors to my home was adamant in informing me that he would make sure that I would not be president this year and that he would.

It is a pity that neither he nor any of the other complainants were at the AGM. It could have made for a very interesting meeting.

Please do not let this detract from the welcome visits that I have had from many of you. I have enjoyed your company and hopefully have been able to help or to answer your queries.

We have also had serious behavioral problems in the swimming pools. Last year this was particularly bad for a couple of weeks in Manzana 9 pool. The main perpetrators were visitors in rented properties but also some visiting proprietors and their families. It started with some boisterous behavior by teenagers but degenerated into hazardous activity in the pool with no regard for the pool rules the safety of families with young children and some elderly people. The situation degenerated into being confrontational, intimidating and disrespectful to residents.

The issue was raised at the AGM, though no vote was needed as the responsibilities of proprietors are clearly stated in the various parts of the legally binding community statutes, such as the Rules of the Urbanization, which include the Pool Rules and the Lettings Charter.

Other confrontational issues in the pool involved people from Puerto Marino 2 who had been given keys to our pool by one of our proprietors, this within a couple of days of the locks being changed.

Again a confrontational situation arose when they were politely asked to leave. We have had to have the gates heightened and private property signs fitted. Hopefully this will help.

I think that I can safely say that this year any re-occurrences of these problems will not be tolerated and will be robustly dealt with within the law.

At the AGM, the high cost of maintaining the pools was raised. The pools are our most expensive asset. They should be managed properly. There is no insurance for unauthorized users and every time they go in the water or use the shower, it is your community fees that is paying for the water, chlorine, cleaning etc.

A final note on responsibility. When we bought our properties in Spain, few of us if any realized the implications of living on an urbanization. Presidents, Administrators, AGMs and community fees etc were not an issue. However, ignorance while frequently being bliss is no excuse. The Law states that we must have a President, who must own a property here. It does not say that we have to have an Administrator but we would be foolish to try and manage without one. Vice presidents are not a legal requirement but the president would be ill advised to try and do the job without their support.

It is quite noticeable that those who make the most complaints and some do so quite frequently seldom if ever put themselves forward as a representative. Few ever bother to turn up at the AGM, which is your opportunity to have a say in the management of your urbanization. I was very surprised and disappointed at the poor attendance at this years AGM. I know that there were some difficulties with travel from the UK, although a few made it. Others already here on holiday or living here permanently could not be bothered to turn up. Three hours of your time once a year is not a lot to ask. Who knows, next time the president may have to be chosen by lottery.

**It could be you!!**

I wish David good luck in his post as President. After speaking to him since the AGM, I feel reassured and I am confident that with his own style of management he will do well. He has a good committee of Vice presidents. I will be staying on to help with the website and email facility for as long as David needs me to and he is assured of my full support.

Please give the president and his committee yours.

My best wishes to you all.

Geoff.