

# **English**

- Letter from the president
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*from your president*

**We have gone through some difficult periods in our 15 years of existence. This is another one. We have arrived at the cross road. Is it going to be one village or two? It is your decision, and this decision is to be made at these coming AGM's.**

- **It's now or never.** I am writing to emphasise the importance of the forthcoming AGMs and why it is imperative for you to use your vote if the view of the majority is to prevail.
- The tension on the Domaine has erupted all of a sudden with a court action by Lamy presumably acting for the HdR. **Why take the ASL to court to challenge the vote of the EGM in October 2008? What will this achieve? Why withdraw support for the new Tableau de Repartition?** This exercise is intended to create a consistent format to ensure we each contribute to the cost of the running of the Domaine on a basis which is fair to everyone.
- Going to court is not going to help us solve our problems. A judge, however wise, can not help us in this. The only way to do this is sit around a table and tackle the problems head on. This we have done last year and should do again, if required. Now the HdR pays their own lawyer and also 52% of the ASL's lawyer. In addition the Syndics charge €50-60 for every hour they spent on this. Last year this was at least €3000 each. The cost of this legal action is being paid for 75% by the owners of the HdR. It is like taken yourselves to court.
- The most disturbing aspect of the current situation is that this court action is contrary to decisions made at AGM's and EGM's and the majority view consistently expressed at information meetings over the last 4 years.
- Lamy have adopted a disruptive attitude which is making the situation worse. They are deliberately slowing the process of unification because they want to keep their position as a Syndic on the Domaine. Why are they not told to stop? They are the hired help!
- If we do not put a stop to this now, the unification process will be permanently derailed. This would be criminal as there is absolutely nobody who suffers as a result of unification, on the contrary everybody benefits.
- The three committees on the Domaine must be fully supportive of the unification process: its goals, the agreements that have been reached, the decision voted at the AGM's. They must commit themselves to the rapid implementation.

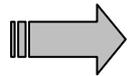
**The major purpose of this communication is to highlight the need to take decisive action at the forthcoming AGMs by:**

- a) Appointing three committees fully committed to making decisions based on the views of the majority of those they represent.
- b) Appointing one syndic to be responsible for the whole domain. (It makes good business sense. It is more efficient to have 1, not 3 and if the chosen Syndic does not perform she can be replaced)

I ask you one more time for your support. If we get this right we can finally reap the fruits of our labours. I look forward to seeing you at the A.G.M.

*Gerrit van Schouwenburg  
président ASL Domaine du Golf de Roquebrune*

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# The AGM of the Association Syndicale Libre de Golf de Roquebrune

Thursday April 9th at 17.00 hrs.

At the coming AGM you will be asked to vote on a series proposals. To help you understand the issues and provide you with the information to make a decision, they are explained below.

This year all members of the ASL, **including the members living in the HdR and St Andrews**, will participate in the AGM of the ASL and will be voting on the basis of **“one man one vote”**.

If you can not participate at the meeting you can send in your pouvoir. These have to be returned to Agence Benoist in St Maxime. On the pouvoir you can vote on each of the items individually by marking your preference: “yes”, “no” or “abstain”.

## **The Auger’s**

We hired Emmanuel and Stéphanie Auger to help us implement the cost savings programme, one of the four pillars of the unification. In fact they represent the linking pin in this as it allowed us to do away with all the outside contractors.

It is now time to evaluate if this has brought us what we hoped for. If we decide that this is not the case or if there is any doubt, we must make the decision to let them go now, as under French labor laws it becomes progressively more expensive to fire people after two years employment. And be know from past experience that we are talking about large sums of money.

When we hired Emmanuel and his wife there was a major concern about the costs. It was felt by some that the high salaries were not justified and that the costs would outweigh the possible savings.

Within one month of their arrival everyone could see the changes that they brought. Immediately the Domaine looked cleaner and neater. Small repairs were done and the Domaine lost its aspect of neglect.

Attached to this leaflet you will find a breakdown of the cost savings that have been realized the last 18 months. By doing away with Decojardin and Europiscine, by doing much of the repair work ourselves, and by cutting back the wastage, the ASL has saved close to €8000; this despite taking on the maintenance of the park of the HdR/St Andrews. A projection in the future shows that taking on the maintenance of the whole of the Domaine, as will be the case after unification is fully realised, will not lead to an increase of the budget.

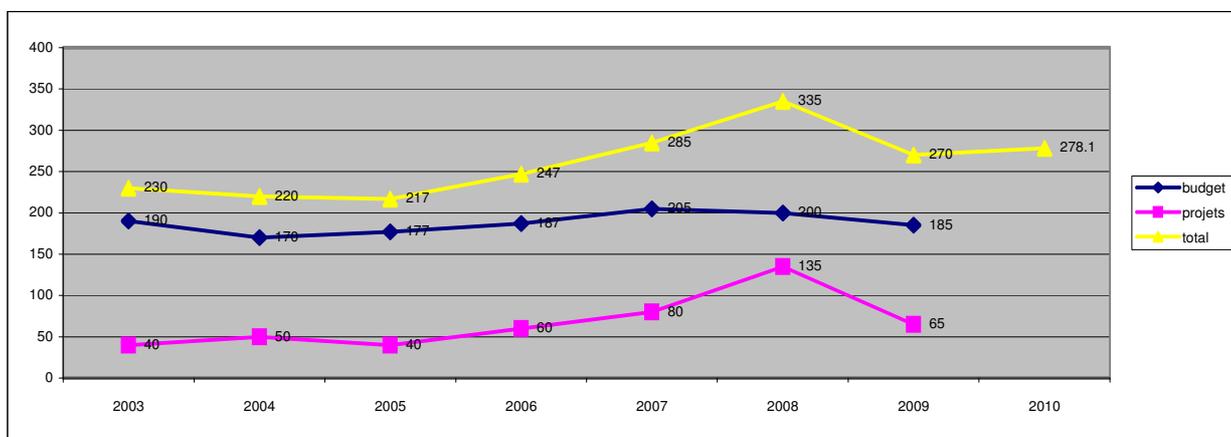
The committee therefore suggest that we should retain the services of Emmanuel and Stéphanie Auger.

**However, the hiring of Emmanuel and Stéphanie Auger was directly linked to the Unification of the Domaine.** The AGM of the HdR and St Andrews take place one day after the AGM of the ASL. Unification will only become a reality depending upon what is decided at these meetings. **The committee will therefore review the situation with regard to the employment of Emmanuel and Stéphanie Auger should it appear that Unification will not be realized.** [see also the letter of the president of February 2009 and March 2009; the latter is enclosed with this documentation]

## The budget

There is always a confusion when we talk of the budget of the ASL. On the one hand you have the annual expenses for running the Domaine. This is called “the budget”. This budget has been fairly constant over the years as it consists mainly of fixed expenditures. The last year we have been able to make vast savings on many of the discretionary costs. The sub-committee Piscine has cut back considerably on water and electricity spillage, while at the same time upping the overall standard of maintenance. The sub-committee Infrastructure, which was installed last year, has finally succeeded in tackling the problem of phantom water usage. Non-billable water amounted in 2008 to just €1500 compared to €10.000-€15.000 in the years 2004-2007. The sub-committee Espace Verts has put a stop to the wastage of irrigation water, cutting the water usage with 30%. Of course, all this could only be achieved with the dedicated help of Emmanuel Auger.

On the other hand we have the “special projects” voted. They have become each year a more important part of the overall charges that we pay. Many of these special projects are not projects at all but are standard maintenance costs such as the monies we vote each year for small repairs, replanting or maintaining the swimming pool.



Most of you do not make this distinction between budget and projects. **You complain that the charges go only one way and that is up.** This can not be denied and is to be expected. First of all we have inflation. According to the CNAB, an organization that calculates an index of the charges of co-properties, the costs have increased with about 4-4,8% per annum in the whole of France since 2002. Secondly, we must not forget that the Domaine is now 15 years old [and the HdR is just 7 years younger]. In the beginning few things need to be repaired and thus we have had very little maintenance cost, but these will only increase with the progress of time. Finally, we have been neglecting the Domaine, doing only the bare minimum. Oh, for good reasons: bankruptcy of the Nouveaux Constructeurs; construction of the HdR making it impossible to do much; and lately because we were paralyzed in our decision making, a problem which is now being addressed with the Unification.

Another topic that we should discuss and which is becoming more and more urgent is the monies that we should put aside to ensure future expenses for the maintenance of our Domaine [**fond de prévoyance**]. On the Domaine we have a major infrastructure that sooner or later needs to be repaired or replaced. We have several miles of piping for our drinking water, an extensive sewage system, our roads, the swimming pool and several buildings to maintain. The work to pipe in the l'eau verte has shown us what it will cost if ever we are confronted with a major overhaul. The life expectancy of the sewage system is estimated at about 30-40 years. It is time to start making provisions for this. It is one of the tasks of the sub-committee Infrastructure to make a plan for this.

The committee now suggests to tackle this by proposing two major changes in the way we approach our budget.

**First of all, we propose an all-in budget. A budget which incorporates the current expenditures, projects and a sum of money set aside for future expenditures of maintenance.**

**Secondly, we propose to keep this budget at a fixed level only to be adjusted for inflation [as calculated by the CNAB]**

This raises a number of questions:

What should be the level of the budget?

*The committee proposes to fix the budget for the first year at the (weighted) average of the last 5 years. This will bring the budget for 2009 at €270.000. From the graph above you will see that this is €15.000 less than the total for 2007.*

How much should be the reservation for future maintenance [fond de prévoyance]?

*This we do not know yet and this is one of the tasks that the sub-committee Infrastructure will have to determine. As the replacement costs of everything that is in or on the ground and needs to be maintained, is running in the millions, we should think in the order of €250-500k. The size of the fund will be voted at a future meeting. We have one advantage, however. Unwittingly we have already accumulated a reserve of about €75.000.*

How much is being paid into this fund?

*This will not be a fixed amount. The fund will grow by the savings that are realized on the overall budget. So everything what is left over goes into the fund. This makes that the more we are able to realize savings, the quicker the fund reaches its intended maximum. This encourages a strict financial management. The committee will be assisted by the sub-committee Finance who will have the task to advise and control the committee and the director of the ASL.*

Who owns this fund and what happens if I sell my house or apartment?

*Each owner will own a proportion of this fund proportionally to his/her tantièmes as defined in the "tableau de répartition". If you sell up you will receive your portion back. The new owner will, however, have to pay into the fund the same amount. The seller will be held responsible for this so as to avoid misunderstandings.*

How will the budget be spent and who decides?

*The overall budget is still up for approval each year. With the presentation of the budget the committee, the sub-committee's and the director will present the plans for the coming year. The AGM will have to approve these plans. De facto the situation is very much as before, but as the ceiling of the budget is fixed it is for the committee to make the choices what needs to be done first and how much money of the fund must be spent.*

## **Security**

Twice we have voted to make our Domaine more secure by restricting the access and eliminate the digicode to enter the Domaine. For various reasons we have not been able to execute the vote.

It is the opinion of the committee that the present situation is, although convenient, not secure. As the ASL may be liable in this we propose to increase the level of security. For this purpose we propose two measures:

### **1. a personalized digicode**

*This ten digit entrance code will tell us who has opened the gate or at least who has given the code. The code will consist of a “4 digit personal code” that identifies the apartment or villa and a “6-digit general code”. The general code will be changed regularly. The personal code will remain unchanged.*

### **2. camera surveillance of the entrance**

*At the same time we will register each movement at the gate and keep this information for 14 days. This information will be made available to the police if there have been any problems. A sign will be put up at the entrance of the Domaine that the Domaine is under “vidéosurveillance”. It will also help us track down the culprits that damage the gate; something that happens every year and costs us between €2000-€5000 each year.*

*[ of course it will still be possible to open the gate using your remote control]*

## **Payment of the charges**

The committee of the ASL has asked the director to pursue the payment of the charges most vigorously. Not very sympathetic perhaps, but with a purpose. Several owners refuse to pay their charges ASL. It was for this purpose that we started a “fond de roulement” two years ago. From now on the ASL will call the charges directly and no longer through the intermediary of the two co-properties.

We asked the assembly to authorize the committee to start legal action to recuperate payment from any owner who is 6 month behind in payments for a sum acceding €750.

## **Location saisonnière**

This is a difficult topic as the emotions run high. We will not vote a resolution but we would like to get your opinion to allow us to define a general policy.

The Domaine was conceived as a residential area. In high summer it is, however, sometimes more like “*Pierre et Vacances*”. We would like you to tell us if anything must be done and, if so, what you would like us to consider. We will then come with some proposals to be voted at a next meeting. You should, however, remember, that everybody is free to rent out and that the things that can be done are legally restricted. Still, if we do not talk about it or canalize things we may wind up with a situation that we do not want and can not control.

There are three approaches possible:

### **1. increased surveillance**

*Surveillance and intervention before things get out of hand. This is what we have been trying to do lately and it is one of Stéphanie Auger’s tasks during the summer. This is also behind the brochure that the sub-committee Esthétique has prepared. It is, however, a major strain on our limited resources, which are not intended for this. So there is a limit to this solution.*

### **2. financial contribution**

*There are several arguments to motivate that renters should be contributing something to the upkeep of the Domaine: they use the facilities, they tend to be somewhat less careful, they increase the strain on the equipment making extra investments necessary. For those of you who are not renting out this may seem like an attractive option, but it is fraught with difficulties which will have to be overcome.*

### **3. dissuasive policies**

*The most intrusive manner and therefore also the most controversial. It would mean to implement restrictive measures to make it less attractive or even impossible to rent out on short time leases. In gated communities in the USA this is quite common, but it may be a bridge too far for our Domaine. You should also keep in mind that some of us have bought their property based on the assumption that they could finance it by renting out.*

If you can not attend the meeting you can mark on your pouvoir your preference and there is also some space to write down any suggestions you may have.

### **modifications to the outside of buildings [harmonie extérieur]**

For any changes that you make to your house, villa or apartment you need the authorization of the AGM of the ASL. Whether this is changing the color of your shutters, putting up a satellite disk, making a patio, closing your terrace or putting up a windscreen. As this is cumbersome we have set-up the sub-committee Esthétique that will help you in realizing the changes that you would like to make. It is not the intention to forbid work to improve your house. It is to ensure that the changes that are done fit in and to keep our Domaine beautiful and unique.

Some of you have in the last few years done modifications without authorization. Generally with good taste and resulting in an improvement to the Domaine. There are, however, a few exceptions. We ask the assembly the authorization to employ an architect, paid for by the ASL, to help find a solution for these. The architect is also employed by agence Benoist for properties that they manage in Port Grimaud. Thus, someone who knows Sperry and has a feeling for the style of the Domaine.

We also ask the assembly the authorization to take immediate action, including legal action, to stop any modifications in the future which have not been approved by the sub-committee Esthétique.

### **Payback of the loan**

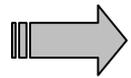
Recently you received a letter from Agence Benoist with the question if you would like to pay back your part of the loan at the end of 2009. This led to some confusion. The loan that the ASL obtained in 2008 was a so called CoPro loan. Each owner owns part of the loan on the basis of the tantièmes. It is an annuity. In this case, we pay the principal and the interest back over 15 years, each year €17.780. You are charged for your part when you receive the charges ASL. The net interest on the loan is 7%, as an insurance fee some charges are added on top of the interest itself [see notes information meeting 2008]. It is possible to payback the loan without penalty. When you sell your house you have to pay back the balance of the loan in one go. The loan can not be rolled over the next owner. Each of you can decide independently if you would like to repay your part of the loan now or continue to pay the annual amount. In the letter of Agence Benoist you will find the money you will have to pay if you decide to pay the whole sum now and the sum of money that you would have to pay yearly if you decide not to do this. You will have to let the Agence Benoist know before this summer when the last "appel de fonds" is sent out.

### **Sub-committees Piscine and Espaces Verts.**

The SC Piscine plans maintenance for €10.000 [see attachment]. The 5-year plan of the SC Espace Verts has been approved in 2008. They propose to advance project nr 13 "corner Allée des Mûriers/ place Olivier" and do the work in 2009. The annual budget of €15.000 remains unchanged.

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## Committee for the ASL 2009-2012<sup>1</sup>

The following members are proposed:

<b>president:</b>	<b>Gerrit van Schouwenburg</b>
<b>representing the HdR:</b>	<b>Luc Germentier</b>
	<b>Raymond Breuer</b>
<b>representing St Andrews:</b>	<b>Jean Pierre Hanin</b>
<b>representing villa's:</b>	<b>Nicole de Jerphanion</b>

The sub-Committee Finance, will participate in all activities of the Committee as a non-voting member.

**The last three years have been a difficult period. The emotions ran high on the Unification. Although the vast majority of the Domaine supported this, realising it was a different matter. Complex legal issues and special interest groups made it hard going. Nevertheless much has been achieved in both bringing a new management structure to the Domaine and getting a grip on the costs. Also much was achieved in improving the maintenance of the swimming pool and the park.**

The five above mentioned candidates commit themselves to

- strive for completing the UNIFICATION as set out in the “Masterplan” dated October 2006, i.e. the whole of the Domaine will be treated as one unit, everybody shares in the cost of maintaining it on the same basis and any decisions will be taken on the basis of equality in which everybody will be able to participate and has an equal voice and vote.
- strengthen the role of the sub-committees.
- increase, together with the sub-committee's and the Director, the efficiency of the way the Domaine is run, both organisationally and cost-wise, such that the benefits of a unified Domaine will result in lower cost for all.
- improve the overall communication and information flow on the Domaine to keep people informed about what is happening on the Domaine.

signed

Gerrit van Schouwenburg

Jean Piere Hanin

Luc Germentier

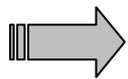
Raymond Breuer

Nicole deJerphanion

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<sup>1</sup> As voted in the AGM of 2008: *The first Committee will consist of 5 members. A president, to be elected by the first Assembly after unification, a member representing St Andrews, two members representing les Hauts de Roquebrune and a member representing the villa's or maison de village of the “première tranche”.*

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économies réalisés "UNIFICATION"			
	2007	2008	
<b>ASL</b>			
Chorda	37000	66500	Auger ST&Emm
loyer	11200	4550	intérêt moyen appartement
decojardin	11500	0	
europiscine	10000	0	
project piscine	2500		
project jardin	3000		
matériel	3900	12000	matériel
telephone +petits achats	700	2350	telephone+petits achats
		-3500	économie arrosage
		-9000	économie piscine [l'eau/electr]
		-1500	extra revenué services Mme Auger
	<b>79800</b>	<b>71400</b>	
<b>économies dans l'ASL</b>			<b>€ 8.400,00</b>
<b>économies encore à réaliser</b>		-2880	économie station de pompage
		-2500	electricité station de pompage
		-4000	l'eau vert arrosage ASL
<b>surcoût après convention avec HdR/St Andrews</b>		19500	arrosage HdR 2006/7
		-13500	économie prévu sur arrosage
		3000	contrats d'entretien divers
		2500	éclairage
		5000	St Andrews
	<b>79800</b>	<b>78520</b>	
<b>économies dans l'ASL après convention</b>			<b>€ 1.280,00</b>

économies pour les HdR		
decojardin	25000	
arrosage	19500	
contrats d'entretien divers	3000	
éclairage	2500	
		<b>€ 50.000,00</b>

Part of the Unification is a cost cutting programme. In the left column you find the typical costs that the ASL incurred and that are effected by the cost cutting programme. The major changes that have been made are: eliminate the function of "gardien", hiring a gardener/handyman, building an apartment, eliminating outside contractors like DecoJardin and Europiscine.

The result has been higher wages, increased efficiency resulting in less wastage, a lower rent [the average interest over the maturity of the loan is taken into account, but not the pay back of the principle] and higher expenses for materials bought.

Not yet realised in 2008 are the savings from our new watersystem. This will bring in additional savings of an estimated €10.000.

In 2008 the ASL took on the maintenace of the park of the HdR and St Andrews. With the coming in force of the "Convention", some additional costs are transferred to the ASL.

The HdR realises savings because the maintenace of the park is taken over by the ASL. The direct savings are the costs of DecoJardin. Better management has lowered the watering bill with 30% already in 2008 from €19 500 to €12 500. When the convention is implemented these costs and several maintenace costs will also be taken on by the ASL.

Total savings estimated for the HdR: €50.000. The ASL budget is hardly affected.

Un élément essentiel de l'unification était une programme d'économies. En gauche vous voyez les coûts typiques de l'ASL qui sont touché par ce programme. Les éléments les plus importants sont : suppression du poste de gardien, engagement d'un jardinier/homme à tout faire, construction d'un appartement, élimination d'entreprises de l'extérieur comme DécoJardin et Europiscine.

Les résultats sont des salaires plus élevées, une réduction de la consommation d'eau et d'électricité, une réduction du loyer ( l'intérêt moyen sur 15 ans du prêt mais non inclus l'investissement lui-même) et une augmentation du matériel acheté pour l'entretien.

Pas encore réalisé en 2008 des économies prévues avec l'adduction au nouveau château d'eau. Les économies estimées sont de € 10.000 par an.

En 2008 l'ASL a pris en charge l'entretien du parc de StAndrews et des HdR. Dès que la convention sera signée certains frais additionnels seront aussi pris en charge par l'ASL.

Les HdR réalisent une économie, parce que l'entretien du parc est pris en charge par l'ASL. Les économies directes sont les coûts de DécoJardin. Déjà en 2008 les coûts d'arrosage ont baissée de 30 % de € 19500 à € 12500. Avec la convention les frais d'arrosage et plusieurs autres contrats d'entretien seront pris en charge par l'ASL.

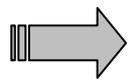
Estimation des économies pour les HdR : € 50.000. Le budget pour l'ASL reste plus ou moins inchangé.

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## Golf de Roquebrune, swimming pool committee report

### Annual report 2008 and proposal for budget 2009

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A sub-committee for managing the operation and maintenance work of the swimming pool was initiated 2007. Since then the committee members have been:

- Raymond Breuer rbreuer@pt.lu
- Friedhelm Muller mueller.f.h@t-online.de
- Ralph Johansson (chair person) johansson.ralph.inga@orange.fr

Maintenance and operational work has since the summer of 2007 been executed by M. Emmanuelle Auger in a very cost effective and professionally way. In previous years this work has mainly been performed by external companies, which of course was accomplished to a correspondingly much higher cost.

The maintenance work for 2008 has been focused on upgrading of the technical installations, lowering costs for operation of the pool as well as improving personnel safety. Important investments have been assigned to:

- Water conservation lowering water consumption costs with more than 5000 € compared to budget
- Energy savings lowering electricity costs with more than 4000 € compared to budget
- Optimization of the chemical distribution system improving water quality and personal safety

Total costs for maintenance and investments work during 2008 are calculated to be **13287 €** which is a very small overdraw of the budget approved by the AGM meeting (13000 €). For detailed specification of costs 2008 please see attached appendix 1.

Operational costs for a duration period of 170 days during 2008 have been thoroughly measured. Quantities and corresponding costs are shown below.

Utilities	Quantity	Unit price €	Total cost €	Remark
Water	1443 m3	3	4329	
Electricity, day time	29973kwh	0,094	2821,21	1)
Electricity, night time	22413 kwh	0,051	1137,34	1)
Chemicals, chlorine	129 cont x 20 l	0,75	1928,55	remains 19 containers
Chemicals, H2SO4	23 cont x 20 l	1,16	533,6	remains 3 containers
Chemicals, Cl2 tablettes	5 cont x 25 kg	3,68	460,46	
<b>Total Costs €</b>			<b>11210,2</b>	

NB! Electricity consumption figures above include electricity costs for all street lights in the domain as well as family E. Augers apartment for the actual time to a calculated value of 9520 kwh which correspond to ca 700 €

Budget proposal, maintenance and investments, for 2009.

For next year we would like to propose to continue the work in the same manner as it has been made during 2008 i.e. further upgrading and improving of the swimming pool and its technical system to ensure an environment in which the owner at the Domain can use and enjoy the pool safely. For 2009 we would like to propose the following budget:

- Costs for regular maintenance work is estimated to **7950 €**

Following improvements have been proposed/requested and must be approved by owners at next AGM meeting:

- Option 1: New entrance gates with electronic/magnetic locks are requested. These gates can only be opened by a special programmed plastic card which will be distributed to owners. This system will more efficiently control that only owners and their guests can enter the pool which has been a problem in previous years. Cost for this system is estimated to be **7000 €**
- Option 2: Installation of several fixed parasols to improve areas protected for direct sun on the deck has been proposed. Cost for this installation is estimated to be **700 €**
- Option 3: Plantation of shadowing trees planted outside the fence of the pool has been proposed. Costs are estimated to be **700 €**

For further details of proposed budget please see attached appendix 2.

### Summary

As shown below significant savings of costs for electricity and water have been accomplished during 2008. These savings are a direct result of investments made during 2008.

<b>Descript. of costs</b>	<b>Budget 2008</b>	<b>Outcome 2008</b>	<b>Budget 2009</b>	<b>Remark</b>
Water	10000	4329	<b>4500</b>	
Electricity	8400	3958	<b>4200</b>	3)
Chemicals	0	2922	<b>3000</b>	1)
Maintenance	12930	13287	<b>7950</b>	
Option 1			<b>7000</b>	
Option 2			<b>700</b>	
Option 3	1300	0	<b>700</b>	
Tax habitation	2700	2700	<b>2700</b>	2)
<b>Total costs</b>	<b>35330</b>	<b>27196</b>	<b>30750</b>	

Remark:

- 1) Chemical costs were not known when establishing the budget for 2008
- 2) Cost of tax for 2009 is estimated to be the same as for 2007
- 3) Incl. costs for electricity of all street lights and M. Auger apartment during 170 days

Please, contact any of the committee members mentioned above in case of questions/concerns related to this report.

Les Hauts de Roquebrune, January 12, 2009/Ralph Johansson

Appendix 1

**Economical outcome of maintenance and investment work for 2008**

Item nr	Subject	Est cost €	Outcome €	Remark
1	Water saving "pediluves"	50	15	
2	Reuse of "pediluve" water			Judged not possible due to CI2
3	Tightening of leakage in baby pool	130	10	
4	Improving of flow measurement	100	50	
5	Chemical distribution system	5200	5066	New system installed
6	Flanges and inox bolts/nuts	2770	2200	Not yet fully implemented
7	Substitution of sand filters			Inspected and found not required for now
8	Sampling valves on filters	200	60	
9	New submerged pump	250	120	
10	Coarse screen in reservoir	100	250	
11	New spotlights in baby pool	600	379	
12	Fixing of handrail	50	0	Costs incl in item 10
13	Repair of upper mosaic	400	484	50% of work remains for 2009
14	Modification of waterfall	300	0	Not performed-postponed to 2009
15	Electronic gate			Not installed-postponed
16	Repair of sun chairs	1000	520	To be completed during winter season
17	Fixation of lamps in main pool	0	0	No costs involved
18	Repair of deck			Matter to be further discussed
19	Increased shade areas on deck			Transferred to "Esthetical Committee"
20	Optimizing of pump operation	0	1077	Automation system installed
21	Repair of broken pump	1000	1130	
22	Spare pump	3000		Subject transferred to 2009
23	pH analyzer	530	253	
24	Electrical inspection	200	0	Costs incl in item 20
25	Log book	50		Costs incl in item 5?
26	Shower	400	478	New shower installed
28	Repair of bottom mosaic	0	495	Not foreseen
29	Repair of burnt electric relay	0	490	Not foreseen
30	Repair of electr earth failure system	0	210	Not foreseen
	<b>Total Costs €</b>	<b>16330</b>	<b>13287</b>	

<b>Item nr</b>	<b>Subject</b>	<b>Required actions</b>	<b>Est cost €</b>	<b>Category</b>
1	Waterfall	Elevation needs to be adjusted to accomplish a proper overflow	250	
2	Sparepump	A new pump will be purchased and a recirculation service program for pumps will be initiated to improve efficiency	2600	
3	Pediluve	One pediluve was repaired two years ago-the other one must be repaired now	500	
4	Add chlorine to pediluves	Cl2 tablet box will be installed to improve hygiene	50	
5	Upper mosaic	50% was repaired 2008-remaining surfaces will be repaired 2009	550	
6	Bottom mosaic	Three year repair program will be continued	600	
7	Support of gate (2) posts	This modification will also improve use of pediluves	600	
8	Resorvoir cover	Rubber mat twill be installed for heat insulation to prevent future burning accidents	100	
9	Resorvoir cover frame	Existing frame must be substituted due to sever rust	100	
10	Resorvoir paint	Reservoir inner concrete walls must be repainted (R. Chorda?) to improve water quality	300	
11	Conduct rules	Present boards (2pcs)needs to be modified	Benoist	
12	Entrance gates	Installation of a magnetic key system	7000	Option 1
13	Improving shade areas on deck	Installation of parasols on deck or equal sun protection devices	580	Option 2
14	Improving shade areas on deck	Planting trees (Murier) outside fence surrounding pool	500	Option 3
15	Repair	Pump nr 3	1300	
16	Reserve		1000	

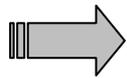
### **Summary**

**Regular maintenance: 7050 €**

**Option 1, new entrance gate: 7000 €**

**Option 2, improving shade areas on sun deck: 1400 €**

- Letter from the president
- Information on AGM
- Committee
- Savings
- SC Piscine



- SC Espaces Verts

## *Sous Comité Espaces Verts*

17 sites prioritaires, nécessitants de gros investissements ou une certaine urgence, ont été identifiés :

- 1- Portillon en bordure du domaine
- 2- Passage en face de chez Monsieur Semet
- 3- Emplacement à côté du parking avant la grille du domaine (à côté de chez Monsieur Semet)
- 4- Entrée côté Allée Fontaineblau : cascade
- 5- Allée Fontaineblau
- 6- Entrée côté Allée Aberdeen
- 7- Allée Aberdeen
- 8- Allée Aberdeen à hauteur de la villa Cap Horn
- 9- Entée coin de l'allée des Lavandes
- 10- Coin du collectif des Hauts de Roquebrune
- 11- Intérieur du collectif des Hauts de Roquebrune
- 12- Allée des Mûriers
- 13- Entre la place de l'Olivier et la rue des Mimosas, au bout de l'allée des Mûriers
- 14- Place de l'Olivier
- 15- Passage et escalier entre place de l'Olivier et l'allée des lavandes
- 16- Allée des Mimosas, côté tennis
- 17- Place en bordure du parking du collectif ST ANDREWS

D'autres sites retiendront également notre attention, mais de moindre coût, et pourront donc être aménagés en parallèle.

## *PLANNING*

Le Planning tient compte d'une répartition des travaux dans le respect d'une coordination efficace et d'un plan d'ensemble cohérent, afin de fournir satisfaction à tous les propriétaires du domaine. En outre il est tenu compte d'un budget constant pendant les 5 années à venir, qui devrait couvrir les investissements de nouvelles infrastructures et le renouvellement des plantations

Il est tenu compte également de l'occupation de Monsieur Auger pendant les périodes de Avril à Septembre, affectée plus particulièrement et en priorité à l'entretien du domaine.

Il faut ajouter que Mr Auger doit également s'occuper de travaux d'infrastructure planifiés par un autre sous-comité que le notre.

Postes 1, 2, et 6 sont terminés

*Octobre 2008 à Mars 2009*

- Postes 4 cascade sur le point d'être terminé

*A finaliser pour Avril 2009*

- Postes 5 Allée Fontaineblau et 12 Allée des Muriers

*Octobre 2009 à Mars 2010*

- Postes 3, jardin public à côté de chez Monsieur Semet suivant plan et budget proposé pour l'assemblée de Avril
- Poste 13, le plan d'aménagement est à établir vu que la proposition de faire des parkings à été refusée , le projet est à discuter par le sous-comité en mars et sera présenté à l'assemblée en avrl.
- Postes 15 , 17 plantations
- Soumission pour réalisation des parkings Allée Aberdeen par entreprise externe

*Avril 2010 à Juin 2010*

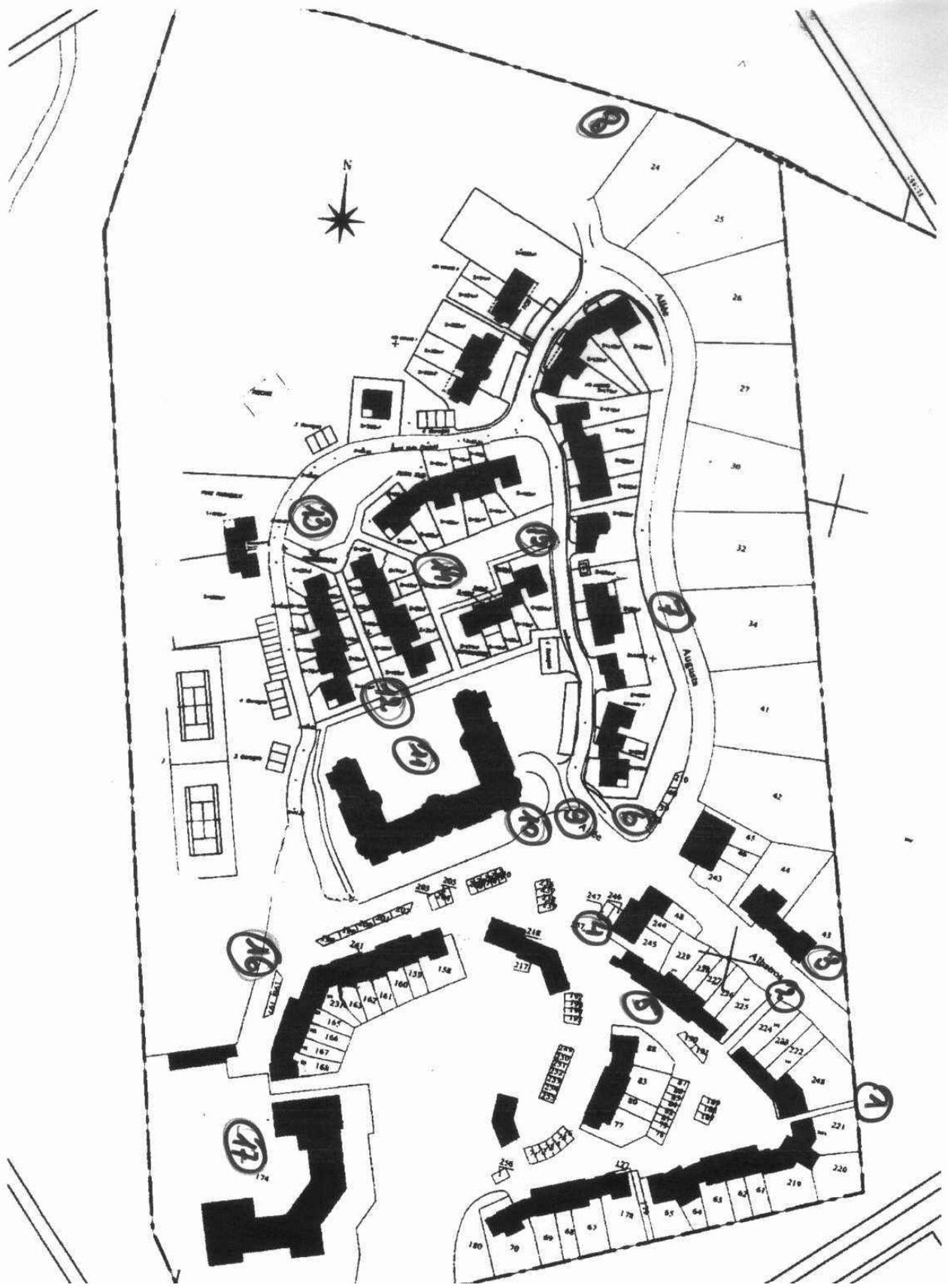
- Postes 7 et 8 Allée Aberdeen

*Octobre 2010 à Mars 2011*

- Postes 9, 10, 11 Les Hauts de Roquebrune

**Octobre 2011 à mars 2012**

- Postes 14 Place de L'olivier et 16 Allée des Mimosas



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