



L'Allee des Dunes, Ondres AGM - Wednesday 22nd of June 2022

(This is one individuals summary of my attendance at the AGM and my two week stay in L'Alles des Dunes, it is not an official account and I hope it helps)

Financial Accounts were accepted and approved. Budget for 2022/2023 accepted and approved. All the motions on the agenda that were sent out were accepted and approved by those attending and by proxy votes. If you did not receive the agenda you need to check with Opaleo to ensure they have the correct email for you. I had not received the agenda so I had to connect with a Mylene Senger, msenger@opaleo.fr and ask for it to be sent to me.

- A contract for security during the busy periods was discussed and a decision to extend it from 6 weeks to 8 weeks was agreed by all representatives who attended. This was to mitigate against the after hours use of the skate park outside of the gates and the late night congregating of youths making noise and generally causing disturbance. A security company has been hired to patrol the area and contact the police if necessary.
- A presentation on the remediation works required to stop the flooding of the site was presented. The court-approved settlement for the works to carry out this is in excess of €600,000.
- This work could not commence until a water study has been completed which will be required by the local council, so best guess this work will start in September 2023. The general drainage system will be fully upgraded and three large water collection tanks will be placed in the green area in the middle of the houses to collect water during heavy rain episodes.
- Water will then be pumped into the drainage canal outside of the site in a more regulated way.

There was a long discussion around the solicitor's fees that were incurred in the litigation period in the case was being taken against the original builder, Monne Decroix. Our lawyer Maitre Di Frenna originally billed for work as it was done and was paid. Apparently as soon as the probability of winning the actual case seemed likely he changed his fee structure to 8% of the payout. Patrick Herbalin and Patrick Bertiot fought back on this and negotiated it back to 3% which is approx €18k. Now some determination needs to be done on whether the sums already paid are part of or in addition to the €18k.

A new concrete base is required for apartment blocks, A&B. The cost is shared among the owners of the apartments in those particular blocks.

There was a discussion around the purchase of a new lawnmower. Jim Goodall brought up the idea of leasing and having a maintenance contract with the lawnmower. In conclusion it was agreed to approve the funding and compare the purchase or lease options. TBA

Electric Charging Points

There was a discussion around six new charging points for **electric vehicles** which will be installed inside the main gate next to reception.

Building exteriors

Plaster degrading and rust stains caused by exposure of ironwork has been an issue on the apartment building exteriors. Quotes for a resolution have been obtained but are very expensive. Claims for the repairs to be covered by the building guarantee were rejected as the problem was deemed not to relate to the integrity of the structure. New plaster and paint have been unsuccessful and the problem has returned. Another examination is to be carried out by a specialist company who will quote for an alternative solution.

Vacanceole

The Vacanceole Regional Director, also attended and discussed how the site was going. He was previously the manager of the site and has been recently promoted. The new site manager has been appointed from the existing staff. Pierre explained about the difficulty of transitioning to a new management team led by a capable young lady "Anaïs". There was healthy debate about Vacanceole's running of the site (as there always is). Vacanceole accepted the extension for the security guard from 4 weeks to 8 weeks the first all of July and all of August. The budgets are in place to upgrade the buildings with new lamp shades with new lamps and other furnishings.

Long Term Residents in L'Allee Des Dunes under Vacanceole management.

It is now quite obvious that there are long-term residents in place in L'Allee Des Dunes. Even though these are holiday residences. Long-term residencies are legal and are achieved by a 90 day rental renewal contract and renters must supply a principal address.. Long-term residents do vacate the properties for the peak period July/August.

L'Allee Des Dune, Vacanceole Lease Renewal.

There was some discussion about the renewal of the commercial lease arrangement in place between the owners and MMV/Vacanceole. This is due for renewal in August / September. For people to step outside of the lease arrangement there are punitive exit fees as already communicated by Patrick Herbalin earlier in the year.

Nom Etablissement

Bayonne - Ondres - L'Allée des Dunes*** - Vacanceole

Libellé Type UH	CA HEB BRUT TTC	STOCK DISPO	CA moyen TTC /typo ex 2021	Indemnité d'éviction
Appartement 2 pièces 4 personnes	162 312,65	12,00	13 526,05 €	33 815,13 €
Appartement 2 pièces 4 personnes - PMR	14 031,63	1,00	14 031,63 €	35 079,08 €
Appartement 3 pièces 6 personnes	509 918,87	36,00	14 164,41 €	35 411,03 €
Appartement 3 pièces 6 personnes - PMR	87 600,19	6,00	14 600,03 €	36 500,08 €
Appartement 4 pièces 8 personnes	237 240,00	15,00	15 816,00 €	39 540,00 €
Maison 3 pièces 6 personnes	480 887,81	31,00	15 512,51 €	38 781,28 €
Maison 3 pièces 6 personnes - PMR	62 837,33	4,00	15 709,33 €	39 273,33 €
Maison 4 pièces 8 personnes	215 745,08	12,00	17 978,76 €	44 946,89 €
Maison 4 pièces 8 personnes - PMR	17 817,06	1,00	17 817,06 €	44 542,66 €
Total	1 788 390,64	118,00		

Patrick Bertiot confirmed that fifteen owners including several Spanish have indicated that they will be stepping away from the new lease and paying the exit fees. Whether they are selling on or managing the properties themselves is not clear..

Briefly:

Just to explain how the lease system works (in my basic understanding), MMV passed on the lease contract to Vacanceole, in accordance with French Commercial law. These commercial leases agreement with all of the owners to rent properties in accordance with our agreements. Owners cannot step away from them unless you pay the (Punitive) exit fee.(See table above). Even if you do not sign the new renewal in August / September, you automatically remain under the old Commercial Contract with Vacanceole. Some people are planning to not sign the lease but will remain in the contract regardless until such time as you notify Vacanceole that you're stepping outside of the lease. This has to be done in a very specific way via Registered post at least 3 months in advance of exiting the lease.

In attendance for the Irish representatives was myself Garry Benson, Jim Goodall, Tom Barry, Kay Donnelly and John Nagle, who flew in from Dublin just to attend the meeting. We

were joined by Derbhala O'Riordan (ex Opaleo) who provided a running translation during the meeting which helped the meeting proceed very fast.

Termite Control

Jim Goodall advised that there was a termite control team on site last week and checked the boxes outside of all of the Residences.

EV Charging Station

There was a visit from a company scheduled for today to advise on the charging points and the grants available from the government for installation of these.

Painting Contractor

Another scheduled visit this week was a painting contractor to advise on best paint/approach for the facades of buildings.

In conclusion:

Pros: The site is still the best in the region without a shadow of a doubt. The weather was beautiful and the pool area was clean and a great place to relax. (even if you did have to sit on the ground). The beach area continues to develop and was very busy on many evenings. There is a big demand for the properties in this region from French investors and buyers. Property Prices are rising in the region. The flooding mitigation works will start as soon as the 'water board' finish their study and will be funded completely by the insurance compensation awarded. A huge 'thank you' to the few individuals who have stuck with this issue throughout the years. Your efforts paid off and I hope are appreciated by everyone. I for one am in your debt.

Cons: Vacanceole are in the business of maximising income with long term residents leases, minimising spend until peak period in July. They do keep the place in great condition, bar some unfortunate items and the Pandemic / Supply Chain issues is rolled out continually as an excuse for some of the issues raised by myself and others during our stay.

Play your part for Ondres.

The Cycle paths in the Ondres area are not being maintained and are positively dangerous in many area for the first 3 kilometres. No investment has happened in the last number of years. Once you cross the boundary into the Lebanne municipality you find that these cycle lanes are absolutely impeccable and continue that way onto Capbreton. Superb.

I will include in this post a form I got at the 'Offices de Tourisme' in Ondres. They would like to get as many complaints as possible as it strengthens their hands when appealing for investment funds. They are responsible for the quality of tourist facilities in the Ondres region. Please print and complete the form. You can send via mail or scan and email to the address's on the form.*Please see photos below.*

Ondres Beach Webcam

<https://www.viewsurf.com/univers/surf/vue/5892-france-aquitaine-ondres-la-plage>

Disclaimer: This is a best recollection of the meeting. It is not a verbatim record of all that went on and I will put my hands up to say that there may be typos and mis-interpreted pieces, but it is a fair recollection in my opinion. Garry Benson # Villa M13

The Ondres, Lebanne, Capbreton cycle path is in very poor condition and any support we can give the 'Offices de Tourisme' in Ondres would be very welcome towards their case for additional funding. In its present condition it is dangerous and very nearly unusable. Indeed many people walk this section now to avoid falling or slipping.





Office de Tourisme du Seignanx

Tarnos | Ondres | Saint-Martin-de-Seignanx | Saint-Laurent-de-Gosse
Saint-Barthélemy | Saint-André-de-Seignanx | Biaudos | Biarrotte

FORMULAIRE DE RÉCLAMATION

NOM :

Prénom :

Adresse :

.....

Code Postal : VILLE :

Pays : Tél :

Email :

Veuillez définir ci-dessous l'objet de votre réclamation, en précisant la date, l'endroit et les personnes (physiques ou morales) sur lesquels vous souhaitez faire une remarque écrite. Nous nous engageons à donner suite aux différents services concernés.

Date du constat : / / Heure :h.....

Lieu :

Objet de la réclamation :

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Date d'enregistrement de la réclamation :/...../.....

Signature :



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