

## **Garry's personal summarisation of L'Alles des Dunes Owners meeting Wednesday 21st.June 2023 in Ondres**

(No order of priority. Apologies for errors or misinterpretation)

There was four Irish Owners in attendance (John, Willie, Garry, Kay and we were again joined by Derbhala O'Riordan (ex Opaleo) who provided a running translation during the meeting which was as always a huge help.

### **First off.**

VERY special word of thanks to the Irish representatives on the Owners Committee who represent all of our interests thanklessly. We sadly say goodbye to Willie Cannon who steps down this year from the committee. Willie, huge, huge thank you for your terrific work and diligence on behalf of us all in the past number of years. Remaining on the committee for 2023/2024 are John Nagle and Jim Goodall. We are indebted to you for your efforts.

### **Flooding Issues.**

This issue has been in and through the courts for many years. As I hope you are aware at this stage the site has won the case against the original builders, Monné-Decroix and an Engineering solution of containment tanks is accepted. However, there is delay in work commencement while some process with the Ondres Mayor, municipal council bureaucracy addressed. Hopefully this will not push remedial work commencement back too far. Watch this space.

### **Electric Charging Station**

Tenders are completed and funds budgeted for 2024 for the installation of Charging Station. Exact location of Charging Station is still in discussion.

(On-Site observation, some electric car owners are presently running a Cable / lead from their residences to charge their EV's)

### **General Condition.**

Site is in very good condition overall and the new grounds man, Emanuel was recognised and thanked at the meeting.

### **Long Term Renters**

Many units are now rented during the off-season, September to June to long-term tenants. These move out for the July/August peak weeks. This does make the site very commercially attractive for Vacanceole (which is also good for owners in the long run) but will increase wear and tear, and can sometimes make the units look untidy (with renters belongings packing the deck areas)

### **Ondres Plage development.**

There is a considerable amount of development underway at the beach front. The area is maturing very well.

### **General.**

In general, in my personal view, the L'Alles des Dunes complex is one of the most attractive, well built, robust and beautiful 'Residence Tourisme' that I have seen in the area. Nothing compares to our site as far as facilities, space and environment from what I can see. This, I think is reflected in the interest of French buyers when units come up for sale.

**Contract Release Compensation (Vacanceole Charge)** - Spanish owners court action. The site make-up is in constant change. Many of owners sell up. These units can be sold in-contract, or the seller can choose to pay a "Contract Release Compensation" to Vacanceole. This is, depending on the size of the property, a very considerable amount of money. (This is understandable, as Vacanceole must ensure it has enough units to make this a commercially viable Residence Tourisme enterprise.) However, a number of Spanish owners are in the process of taking Vacanceole to court over the cost of the Contract Release Compensation. This may take some time to make it's way through the courts so watch this space.

Last Years Newsletter can be found here: <http://ondres.org/news/>