

# PROPOSALS FROM THE NEW OWNERS BOARD

## EMPOWER AND PROMOTE THE MONTBARBAT COMMUNITY.

The board should be the main actor in coordinating and proposing a set of activities aimed at the entire community: children, adolescents, the elderly, families. Currently, nothing is being done. Creation of a space adapted for children and another for adults/elderly people.



**WE WILL SEEK FINANCING-COLLABORATION** from the public administration (City Hall, Regional Government, etc.) and companies to apply in different socio-community projects and activities, as it happens in other nearby urbanizations and neighborhoods.

**WE WILL DEVELOP BAR STATUTES TOGETHER WITH PLOT OWNERS**, with the aim that management always comes out to open competition and can never again be assigned by hand-picked.

The plot owners will have to choose between two options to select the bar managers.

### A POINT SYSTEM, OBJECTIVE THAT HAS:

1. Professional experience in the sector.
2. Involvement in participating in the activities proposed by the association.
3. Place of residence, payment and non-payments status in the association.

### OR DIRECT VOTING IN ORDINARY ASSEMBLY BY ALL MEMBERS.



**YOU WILL DECIDE WHICH SYSTEM WILL BE APPLIED.**

## HIRING COMPANIES FOR REPAIRS, NEW PROJECTS OR SERVICES SUCH AS POOL MAINTENANCE

The board will publicise the repair needs so that companies from Montbarbat can apply. At least three companies must apply. If there are not three companies, a search will also be made outside Montbarbat..

To award the work to a company, a points system will be used, where the following will be taken into account::

1. Residence and its status with the association
2. Price of the budgets that they present



Any repairs that exceed 3,000/5,000 euros (a figure that you will determine yourselves) must be approved by the plot owners in an ordinary meeting..

The new projects that will be carried out will be based on proposals made by the plot owners. They have already told us about several ideas such as: paddle tennis court, access to the facilities with a card, shade covers for the court and children's playground, air conditioning all spaces, solar panels, among others.

These budgets will be approved or not by the plot owners in an ordinary/extraordinary meeting if required. All these aspects will be included in an internal procedure and developed jointly with the plot owners..

All contracts with companies that currently provide services will be reviewed, such as: pool maintenance, lifeguard, telephone, etc. in order to know their conditions and coverage, and proceed to a better contract if possible..

## TRANSPARENCY IN ALL ACTIONS

We will use all the channels at our disposal (the association's WhatsApp, social networks, information panels at the facilities and in offices) to inform at all times of:

- Expenses incurred by repairs and a pertinent explanation of the reason for their execution.
- Expenses incurred by new projects.
- Expenses generated by any activity carried out.

We will not wait for an ordinary meeting to explain these expenses

We will eliminate cash payments as far as possible. Cash payments generate mistrust and we want everything to be made by transfer, card payment or bizum to the association's account.

### COMPLAINTS, CLAIMS, SUGGESTIONS OR PROPOSALS

We will open channels (in the office, email, mailbox, etc.) to receive complaints, claims, suggestions or proposals.

These complaints or suggestions will be answered as quickly as possible, either by calling a meeting with the person or in writing.

This board will not hide and will not close the door to anyone.



### REVIEW OF THE STATUTES

It has been detected that there are articles in the association's statutes that are outside the current law on associations. These articles must be reviewed and adapted to the regulatory framework.

We want this review to be carried out jointly with the plot owners, and then approved in an ordinary assembly..

### REVIEW OF MAILBOX SITUATION

Although work is being done to improve the situation (they have been doing this for more than a year without reaching a solution), we have found that several residents do not have mailboxes.

Remember that receiving mail is a right. It is essential to ensure that all residents have their mailbox without having to wait.

We are already working with the post office, which has expressed its concern about the current situation and the difficulties it has in carrying out its work.

### AUDIT OF ACCOUNTS



We must be clear that the accounts are correctly formulated after the events that have occurred. And of other matters that many people talk about (supposed inflated invoices, cash payments without invoices to partners and that are not detailed in the budgets, etc.). For this we propose a detailed external audit..

### PARTICIPATION OF PLOT OWNERS IN DISCUSSION GROUPS



We want to create a calendar where we will indicate specific dates to debate, discuss and reach agreements on different issues that concern us as an association or as an urbanization. The participation and opinion of all the plot owners are essential to build a community of everyone and not of 4 people.

In these spaces we propose to talk about: **BAR STATUTES, HIRING OF COMPANIES, NEW PROJECTS FOR THE FACILITIES, REVIEW OF THE STATUTES, OPERATION OF THE POOL, OPERATION OF THE PREMISES, OR THE SITUATION OF THE URBANIZATION: SECURITY, LIGHTING, ROADS, ACCESSES, ETC. IN ORDER TO BE ABLE TO FORMALLY TRANSFER THE CITY COUNCIL AS A COMMUNITY OF NEIGHBORS.**

THE PLOT OWNERS MUST BE THE ONES WHO DECIDE AT ALL TIMES. THE BOARD WILL ONLY COORDINATE AND EXECUTE.

### IMPROVEMENTS IN ORDINARY MEETINGS

At the last ordinary meeting, a group of residents observed that the ballot box was moved to the president's house. And the counting was done several days after the meeting.

We believe that the votes should be kept by a management company that guarantees the impartiality of the votes. In this way, it is avoided that the partners may think that there is manipulation of the votes.

It was also observed that some plot owners voted before all the points to be discussed were explained. No one had the necessary information to vote, since there was no explanatory record of the points prior to the meeting. The act of voting should take place once all the members are well informed of all the points to be discussed.

### OTHER ISSUES WE ARE WORKING ON

- Opening hours adapted to the needs of the plot owners, both by the secretary and the board.
- Improve relations and collaborations with the town hall.
- Participate, as an entity, in the activities and festivities of Maçanet de la Selva.
- Access the Maçanet de la Selva Associations Network to start joint projects.