

SCANDINAVIAN VILLAGE ASSOCIATION

MINUTES OF THE EXTRA – ORDINARY GENERAL MEETING OF THE SCANDINAVIAN VILLAGE ASSOCIATION HELD IN THE MACDONALD CONFERENCE CENTRE, AVIEMORE, ON SATURDAY 12th NOVEMBER 2011

Present: Brian Moar (Chairman), John Falconer, Joe Doyle, John McKie, Eddie Monks, Moira Pollock and 71 owners and 18 partners.

The Chairman extended a warm welcome to all members and said that he was thankful for the large number of owners attending.

1. Apologies for Absence: The Chairman advised that he had received 20 apologies for absence. All had expressed their disappointment that they were unable to attend and no adverse comments had been received regarding the running of the Village.

2. Chairman's Remarks: The Chairman hoped that the members approved of both the AGM and EGM being held together, thus reducing costs as only 16 people had attended the AGM in May 2010. Members attending approved the change.

3. The Facilities Director's Report: The Facilities Director, John McKie, referred to his written report, which was issued to members along with the EGM calling papers and stated that the walkways and remaining kitchens had been completed this year. Next year's projects include Villa carpets and curtains, and the reorganisation of the office accommodation to include a meeting room with WC. The general office will be transferred to the Board Room located on the First Floor (above Unit 65 – opposite reception). John McKie then asked the members if they had any questions.

Questions/comments:

3.01 Why do we not have pillow protectors?

These should be on each pillow but are often removed with the linen. Housekeeping staff will check they are in place.

3.02 The floor in Villa 6 requires to be checked in respect of creaking floorboards.

Request noted.

3.03 Seating in the Units require upgrading.

Two trial sofas are included in the budget for 2012. These will be located in the meeting room and in one of the units for member's inspection and comment.

3.04 Wall mounted 'pull down' beds were suggested for the lounge area in the units.

The Facilities Director, John McKie, felt there was insufficient space in the lounge areas to take this idea forward.

3.05 Noise level in Unit 65 must be checked before the Office is relocated above the unit.

To be discussed at the next SVL Board meeting.

3.06 Can a hand rail be fitted to the steps outside Villa 9?

To be discussed at the next SVL Board meeting.

3.07 Can car parking spaces be numbered?

Some people come with 2 cars, and this can not be policed.

3.08 Flat 47 suffers dampness from the shower in the unit above.

This is an ongoing problem which the Facilities Manager is investigating.

3.09 There were comments regarding quality of the double mattress in some of Villas and that they were uncomfortable.

The comment was noted and will be checked.

The Facilities Director, John McKie was thanked for his detailed report and congratulated on the refurbishment work. John took the opportunity to highlight the hard work of the staff during the severe winter weather.

There were no further questions.

4.0 Administration Director's Report: John Falconer, Administration Director, referred to his report that had been issued along with the EGM papers.

He specifically referred to the changes he had made regarding occupancy levels whereby his new report would show the figures on a four weekly basis as opposed to monthly. He hoped that this would identify the use of accommodation i.e. Owners, Exchanges, Rentals Available, Rentals Achieved and Units Unoccupied. He also reminded members that there was not a sales team at the Village although the staff do try to assist those members wishing to sell their Week. He then invited question from the floor of the meeting.

Questions/comments:

4.01 Why was an owner week which was up for rent not shown as available on the usage report (owners, exchange, rentals)?

John Falconer explained that the report had been run after her week had been withdrawn.

John Falconer advised that advertising is currently done on web sites as this is the most cost effective. Two of our shut down weeks were given to the Daily Mail to run a competition in exchange for 4 weeks advertising.

He further advised that by making some Villas open for rental during the shut-down period this had generated to date £6,213 for the benefit of the Association. As there are no major works planned for the 2012 shut-down period, in the first instance, the people who had rented in 2011 will be offered a rental for £180 per week during the 2012 shut down period. When the Rental Fee is set for 2012 members would be advised and, of course, advertised through our normal channels to the general public.

4.02 How was the income from the shut down period generated?

The income was generated from take-up by owners and Web site advertising..

4.03 Week 7 currently has a higher rental value. Should weeks 6, 7 and 8 have a higher rental value to reflect the different areas for school holidays?

To be discussed at the next Board meeting.

John Falconer advised that Maintenance Fees have to be paid before banking weeks with exchange organisations, although they can be put up for rental without paying Fees in advance. This is as a result of a few owners depositing their weeks and then not paying their Fees. Exchange Organisations do contact Scandinavian Village for authorisation before accepting a week for exchange. These actions will hopefully reduce the level of bad debts.

John Falconer then gave explanations on the following -

a) The situation with Macdonalds and the Council (local owners can use their council High Life card, but at a cost)

b) The Website is under development and is very slow in being updated.

c) Scandinavian Village has asked for Green accreditation (bins, recycling and lighting), and encouraged members to supply their email address for communication and direct debit for payments.

- 5 Will we be keeping the Highlife cards next year for using other pools e.g. Kingussie or Inverness?

Due to the cost and limited use by members the Highlife Card system will not be renewed.

John Falconer also informed members that Anne Blyth, UKRE, is present in her capacity as an owner and is available for any questions on exchanges.

Brian Moar, the Chairman, then gave an explanation on how the various exchange companies work.

There were no further questions.

5.0 Finance Director's Report, including Statement of Forecast Accounts for year ending 31 December 2011: The Finance Director, Eddie Monks, referred to his report, which had been issued along with the EGM papers.

He highlighted that the Licence Fee had been increased by 5.2% being the RPI in September 2011. The Levy has been reduced by £31,000 this being the budgeted cost of the leisure facility, and not used. He further stressed that the project costs had been reduced for 2012 to refund this amount to members.

There were no questions for Mr Monks.

6.0 Consideration of the Budget for 2012: The Chairman confirmed that the Association Committee had fully reviewed and approved the Budget for 2012 prior to it being issued to members.

Mr Monks stated there was a typing error in the calling papers, but that the voting paper is correct.

There were no questions from the floor of the meeting.

7.0 Consideration of the proposed Levy for 2012 (Resolution 1): The following resolution was put to the meeting: - The Committee of Scandinavian Village Association proposes that, in accordance with Clause 3(b) of the Constitution and to partially offset the anticipated operating deficit of Scandinavian Village Limited in the year to 31 December 2012, the sum of £316,735 should be raised by Members by way of a Levy, apportioned to each membership in accordance with Clause 7 of the Constitution.

The Chairman invited questions.

There were no questions from the floor of the meeting and the Chairman confirmed that the Resolution would be put to the vote under Item 9 of the Agenda.

8.0 Consideration of the proposed Termination of Licences (Resolution 2): The Committee of Scandinavian Village Association hereby proposes that this meeting should approve the termination of Licence(s), the Number(s) of which is/are shown below, and to instruct Scandinavian Village Limited to procure that the said Licence(s) is/are terminated either forthwith or at such later date as Scandinavian Village Limited may at its sole discretion think fit, declaring that Scandinavian Village Limited may at its discretion decline the power granted to it to terminate the said Licence(s) in event of full payment of arrears by the time-owner concerned or other special circumstances.

Licences referred to:-

Sub-resolution	Licence(s)No(s)
2(a)	33/32
2(b)	54/31
2(c)	49/23
2(d)	63/12,51/13,50/43
2(e)	47/04,03/05,32/33,32/34
2(f)	31/20
2(g)	42/03
2(h)	65/11

The Chairman added that approval would allow the Licences to be sold to new owners so that future Licence Fees would be paid.

The Chairman asked if there were any questions regarding this item.

With no questions the Chairman confirmed that the Resolutions would be put to the vote under Item 9 of the Agenda.

9. Voting on Resolutions 1 and 2: Chairman intimated that a staff member would collect voting papers not already handed in.

10. Any Other Competent Business: The Chairman asked if there were any matters that owners wished to raise while the counting of the votes was taking place.

Questions/comments:

10.01 Can Dog Poo Bins be provided in the area out-with the Village site?
This is a MacDonald Organisation's responsibility.

10.02 Why did we use Macdonalds conference facilities in view of our dispute over the Leisure facilities?
There had been no charge for the venue as compensation for issues at the previous EGM meeting?

10.03 How long the lease had to run?
68 years with the next review in 2015.

10.04 What are the future plans for the car park opposite Scandinavian Village?
This has been well documented in the past, but members can obtain information and see the plans at the Highland Council Offices.

Brian Moar was congratulated on his new position as Chairman and thanked for his efforts despite his illness.

There were no questions from the floor of the meeting.

11. Announcement of Results of Voting on Resolutions 1 and 2: The Chairman asked Mr Monks, Finance Director to announce the results of the voting:-

		FOR (including Proxy Votes)	AGAINST	ABSTENTIONS
Resolution 1:	To approve the raising of a Levy for 2012	483	62	8
Resolution 2:	To approve the Termination of the following Licences:-			
	Resolution 2(a)	483	3	7
	Resolution 2(b)	486	0	7
	Resolution 2(c)	483	3	7
	Resolution 2(d)	483	3	7
	Resolution 2(e)	483	3	7
	Resolution 2(f)	483	3	7
	Resolution 2(g)	483	3	7
	Resolution 2(h)	483	3	7

12. Auction of Terminated Units: A number of bids that been received at the office by post or e-mail by Friday 11 November 2011. Bids had already been accepted on 8 Licences, subject to members' approval of the termination of that specific Licence. The remaining 5 Licences were available for auction.

The Auction for terminated Units took place with no buyers from the floor.

The Chairman closed the meeting and thanked members for their full participation and attendance. He then wished the members an enjoyable stay in Aviemore, a safe journey home and looked forward to seeing them at next years AGM/EGM.

The Committee also received a thank you from the floor for all their hard work during the past year, and responded that thanks should also go to the staff for their hard work and commitment.