

SCANDINAVIAN VILLAGE ASSOCIATION
MINUTES OF THE FORTY THIRD ANNUAL GENERAL MEETING OF THE
SCANDINAVIAN VILLAGE ASSOCIATION
HELD IN EDINBURGH
ON SATURDAY 28 OCTOBER 2023

Present:

Michael Daly, Dawn Macfarlane, Gordon Mejury, Eddie Monks (Chairman) and Ross Scott.

In Attendance: Miriam Grant, Tammy Gilyeat.

1. Welcome and Apologies: Eddie Monks gave a warm welcome to those in attendance and introduced the Committee Members. An Apology was received from Moira Pollock.

2. Chairman's Report:

2.1 The Chairman's Report had been included in the AGM papers. Eddie remarked that it had been a busy year as always and the global situation and Covid have had an impact as Ross and Gordon would explain. He was pleased to see a number of new faces among those attending the meeting. 51 people in total attended of which 34 were first-named owners with voting rights. He then invited questions on his written report or his opening remarks. There were no questions.

3. Matters arising from the Minutes of the Forty-Second Annual General Meeting, held on Saturday 19 November 2022: There were no questions or comments on the Minutes

4. Matters arising from the Accounts of Scandinavian Village Association for the year ended 31 December 2022: There were no comments or questions on the accounts.

5. Matters arising from the Unaudited Statutory Accounts of Scandinavian Village Limited for the year ended 31 December 2022: There were no questions or comments on the accounts.

6. Finance Report:

6.1 The Finance Report was included in the AGM papers and Ross Scott spoke on the challenges impacting on forecast outturn in particular increased pay costs and the significant increase in our general insurance premium; presented the budget for 2024 and explained its impact on Licence Fees and the Levy; and finally encouraged members who were possibly finding it difficult to pay the full amount of their Management Fees in a single payment to opt, in consultation with the Member Services Manager, to pay their Fees in instalments. He then welcomed any questions from the members present.

Question 1: Are there any plans to reintroduce the option of terminating a licence through buy back and payment of a Termination Fee?

Answer: Scandinavian Village owns quite a lot of stock at the moment due to a number of death and compassionate cases. There is no plan to re-introduce that option at present though that may change depending on the outcome of the Friday/Saturday check-in results. As things stand there will be no buy-backs at the moment.

7. Facilities Report

7.1 The Facilities Report was included with the AGM papers. Gordon Mejury outlined the Major Projects explaining that work was done on a rotational basis. He outlined the additional improvement works and remarked that the main focus of the Facilities Team was to maintain and improve. Feedback is welcome from owners and guests. Gordon explained that a survey was being carried out on the roofs to find out whether work needed to be carried out imminently or whether it is in good enough condition to leave meantime and use the funds for other improvements.

Gordon pointed out that the Facilities Team prioritise the work and have found it is easier and quicker to do a whole block at once using the same teams of tradesmen who have 5-6 years of experience of working at Scandinavian Village. Servicing and refurbishments will be carried out during the shut down period.

Gordon asked for any questions.

Question 1: An owner noted that the ceiling heating units had been replaced but he had found his unit cold and had to use a blanket. The owner asked why these particular units had been chosen.

Answer: A thorough investigation took place a few years ago and the best solution was the infra red units we now have. The possibility of heat pumps had been investigated but there is no space for the size of heat pump required for a block. Oil heaters are available from Reception for anyone who requires them.

Question 2: How long do we retain the CCTV footage?

Answer: The images are stored for a week. The CCTV is intended as a deterrent. Anti-social behaviour has reduced now that Aviemore is much busier with the new developments.

Question 3: Will the fencing be continued all around at the same height? And are the gates still there?

Answer: The walls and gates are retained. The fencing is now complete and is high enough to stop people jumping over it.

Question 4: What is happening with the housing between SV and the Highlands Hotel?

Answer: Our objections have been submitted and we await further news.

Question 5: When are the villa block refurbishments happening?

Answer: Gordon confirmed that the villa block refurbishments will take place in 2025 and 2026.

Question 6: Why don't we have a concession to use the Highlands Hotel swimming pool anymore?

Answer: A few years ago the owners voted not to take up the offer of concessions to use the swimming pool as it was very expensive and not all owners would take advantage of it.

Question 7: Why are baths being removed from the vilas? Could it be put to a vote?

Answer: Gordon said that as mentioned in his report all the villa bathrooms will be remodelled to provide a bigger and more useable shower space. Baths are available for children. Yes, the committee would be happy to put it to a vote. The three villas with a larger bathroom could possibly retain the bath.

Question 8: Could there be an inventory of items in the kitchen as it is difficult to remember what is available when packing to come?

Answer: Miriam replied that an inventory was no longer required because there is no charge for items damaged, broken or lost now, however, if there is anything missing or required a phone call to Reception will allow it to be replaced quickly.

Question 9: Why is Reception closed now? Could it be open a few hours a day? Some remarked it felt more like an airbnb and we had lost the hub of the Village and it had lost the personal touch.

Answer: We are exploring the possibility of having a disabled 2-bedroom unit in the reception area. Reception had been closed initially due to Covid and it had not been reopened as there is a lot of Covid still around. Having a member of staff off ill with Covid would leave the team very short handed.

Question 10: Have the SV Committee considered energy sustainability?

Answer: The whole of the laundry block has had solar panels fitted and all the new roofs have solar panels fitted.

Question 11: Could there be posts to chain bikes to?

Answer: The new bike shed has posts to chain bikes up.

8. Voting Results: Eddie thanked everyone for having voted and declared the results as follows:

	FOR	AGAINST	ABSTAIN	TOTAL
Resolution 1	308	2	3	313
Resolution 2	306	2	5	313
Resolution 3	283	25	5	313
Resolution 4(a)	305	1	7	313
Resolution 4(b)	302	0	11	313
Resolution 4(c)	305	0	8	313
Resolution 4(d)	302	0	11	313
Resolution 4(e)	306	0	7	313
Resolution 4(f)	302	0	11	313
Resolution 4(g)	306	0	7	313
Resolution 4(h)	302	0	11	313
Resolution 4(i)	305	0	8	313
Resolution 4(j)	300	0	13	313
Resolution 4(k)	307	0	6	313
Resolution 4(l)	303	0	10	313
Resolution 4(m)	303	0	10	313
Resolution 4(n)	303	0	10	313
Resolution 4(o)	305	0	8	313
Resolution 4(p)	303	0	10	313
Resolution 4(q)	305	0	8	313
Resolution 4(r)	303	0	10	313
Total number of owners who voted			189	
Total number of timeshare unit/week votes			313	
Total proxy votes included.			65	

9. AOCB: As there was no other competent business, the Chairman opened the meeting to general questions of a relevant nature.

Question 1: Is it possible for those on a 3-year Time Limited Ownership to exchange their week?

Answer: Yes, 3-year Time Limited Ownership allows exchanges but does not allow the owner to rent it out.

Question 2: Can fees be paid forward on a monthly basis? Can it be communicated to the owners?

Answer: Yes, the owner just needs to speak to the Member Services Manager. This payment facility is mentioned in the Finance Report.

Question 3: Is it possible that people who are not owners may be using the laundry and can owners access the laundry overnight?

Answer: It is unlikely that outsiders would be using the laundry, and it doesn't get a lot of use in any case. The key to each unit also opens the door to the laundry.

Question 4: Can votes for the baths and for the Reception questions be done online?

Answer: Yes they can.

Closing comments: Eddie undertook a straw poll which revealed that of the 34 voting members attending, 16 attended because it was held in Edinburgh and not Aviemore.

In closing the meeting, Eddie voiced his appreciation to Miriam and her staff for all their hard work over the year.

Signed _____ **Chairman**

Date _____