



## 2014 OFFICE OF THE ASSOCIATION

Confidence in the committee was passed unanimously at the Ordinary Meeting held 27 April 2014 and according to its statutes, the Office of the Association was held April 27, 2014 to elect new officers in 2014.

Note that each holder was unanimously elected

### Executive Committee:

President :	LERCH Edmond	MH 506
Vice-president :	DI MARINO Jean	MH 124
Treasurer :	ROCHETAUX Paule	MH 262
Secretary :	TROMBETTA France	MH 302
Admin. Internet :	MATHIEU André	MH 447
Public Relations :	STEPHAN Janine	MH 380
Relations UK :	REED Michele	MH 492

### Social Committee:

Chairman	:	WEBER Etienne	MH 408
		ROCHETAUX Serge	MH 262
		HEMON Georgette	MH 460
		NUNGE Christiane	MH 524
		RENAUD Claude	MH 420
		BILLETTE Christian	MH 405

**MINUTES OF THE ANNUAL GENERAL MEETING April 27, 2014**  
The meeting opened at 9:50 am

**MESSAGE FROM THE PRESIDENT:**

Thanks to all those present.

Thanks to the 2013 Committee for their excellent work.

Thanks to our Social Committee who outperformed in their organisations of barbecues and Boules tournaments.

Best wishes go out to our Vice-President Jean-Pierre BERTINO in his struggle against ill-health. The Assembly declares itself valid by the presence of 76 members and 24 proxy votes.

**Opening of the Extraordinary Assembly, Statutes, (By Laws)**

The President recalled the changes in our statutes which were introduced in 2009 and filed at the Prefecture. These modified statutes were and are intended to be used as standard statutes of other Siblu camps Associations.

Since no modifications have been requested and by a unanimous vote, they were finally approved. Remaining the same as those filed in 2009 no new deposition with the Prefecture is planned.

**Opening of the Ordinary Meeting**

**1. The Association**

In 2013 we had 178 members. This is good, but we must do better to be more representative.

Our strength comes from our members, our writings and our credibility.

That is why any serious dissatisfaction must be documented to enable us to act.

Our website serves as our means of communication, but it can also be used as a tool in publicising openly things which are unacceptable.

Our Simplified balance sheet in 2013 is given in the table below.

The full financial report is available from our Treasurer.

We also point out that our positive balance is not synonymous with profit but sound management, (in France, Associations are not supposed to make profits). This positive balance will enable us to invest further in "The flamants" and in the federation.

We prefer also our organisation to benefit from our interests rather than the banks.

**Financial Report 2013 in €**

	<b>Income</b>	<b>Outcome</b>
178 memberships 2013	3560.00	
2 memberships 2014	40.00	
Sables du midi Federation	29.00	
Insurance		219,47
Office Expenses		530.81
Website		80.00
Members Gifts		1196.83
Bank Interest	53.51	
Equipment		1564,99
Entertainment	7293,00	8062,22
<b>Totals</b>	<b>10975,51</b>	<b>11654,32</b>
<b>2013 Results</b>	<b>-678,81 €</b>	

**Bank Balance as of 31.12. 2012 : 5035,46€**

**Bank balance as of 31.12. 2013 : 4356,65€**

**The accounts were accepted unanimously**

## **2. Action taken by the Committee**

### **- Floods , Flood Prevention Plan in Lattes**

Following the final Flood Prevention plan from Lattes issued June 2013 we revised our study of the flood risks at LDR accordingly. This Flood prevention plan assesses the entire LDR as a red area except the Central Pinède area.

This document predicts for the “century flood” a rising water in the lower zone of the LDR of 1.5 m, twice the major flood in December 2003.

The purpose of the letter we sent to the Mayor and DDTM 34 was twofold :

- reassure the authorities on our ability to anticipate and manage this risk,
- avoid restricting the opening period any further due to flood risk.

### **- Administrative Order No. 2013- 01- 560**

Order No. 2013- 01- 560 requires audits every 3 years on the MH in the region .

These checks include gas test we already do every year.

By letter to Siblu and Administration, questions have been asked but unanswered to this day. Nevertheless the test campaign has been stopped.

Note that a Safety Committee will be visiting our site mid-2014 , this will necessarily be addressed .

Make sure you follow all regulation especially concerning the mobility of your MH, your terraces and the access available for the fire services.

### **- Bicycle Path**

We wrote to the Mayor of Lattes thanking him for the bike path that connects Pérols to Lattes and passes our Camp. We have asked for this path since 2007 in a meeting with the Mayor. In our letter we also asked for some markings allowing a secure crossing of the road.

## **3. Interaction with Siblu France at Pessac**

### **- Concerning the Order mentioned above**

We wrote to the Siblu management following the early application of the Administrative Order mentioned above. Siblu started the checks without really understanding the request (gas test) and especially without officially notifying owners.

### **- Proposed closure of the Fun Zone**

We also wrote about the proposed closure of the Fun Zone . We agree to limit abuses related to Fun Pass but opposed to the proposed solution from Pessac . The appearance of this beautiful site is the main concern. To enclose the grocery shop the bar and the restaurant seems absurd. The eventual gains are certainly not up to the expectations of management.

We are very reserved on the subject and would not hesitate to alert the Safety Committee at its jeopardising quick access for safety intervention .

It seems that no administrative permission has been requested for this fence and the risk to see our money wasted is high.

### **- Right to renewal , used MH sale**

On the Right to renewal no action has been carried out and we are waiting for

documented information, about the experiences of people leaving the Camp-site . This right to renewal significantly hampers any private sale of a Mobile Home (there is an additional cost of € 14,000 over 10 years for the new owner if he buys second hand homes).

A used MH value is different if renewal / sale is done by an owner who wishes to remain on the site or an owner who is leaving permanently.

In the latter case , only the price of the MH straight from the factory must serve as a base price , (60 to 70% of your purchase price of the installed Home). Further annual depreciation due to wear and tear must be taken into account.

Siblu for commercial reasons and cash availability buys only few MH ( those who have the best resale value ). A used MH , older than 7 years , which has been well maintained , with a terrace, should be a viable prospect for a private sale ( informing Siblu, but with or without their help ) .

For more details see also our study on the Internet about Village contracts and financial issues as well as the study of ground rents.

In this context it is imperative that Siblu make efforts to limit significant Park fee increases . The level reached by these rents no longer reflects the stature of the park.

### - Other Associations on Siblu Villages

Representing only some 200 members from over 7000 owners we encourage the creation of other associations on Siblu Villages. We want that the objective of these associations is mainly dialogue , not confrontation. We hope that these Associations emphasise Socialising activities to encourage new owners to integrate on the park rather than being seen to be vehicle for contentious issues.

Currently we have following Associations on Siblu Villages :

The Montourey , Sables du Midi , La Réserve , Les Pierres Couches, Bois Dormant-Bois Masson and the Domaine de Litteau . We are in discussion with the Carabasse and Domaine Dugny .

The former village association Charmettes is still struggling to recover from the lawsuit with Haven / Siblu which they lost in 2003 in Marennes.

We ask that these Associations are recognized by Siblu and the managers of the parks engage in constructive dialogues with their representatives.

From our experience we will try to guide these associations in the delicate balance of Client / Company relationships.

We want in this way to improve the force balance with Siblu Headquarters in Pessac.

### - Holiday vouchers

These checks are used by the recipient or his immediate family and only recognised Tourism Professionals can accept them. An individual who accepts such checks in payment of rent is not using them correctly.

We take this opportunity to report that counterfeit checks are in circulation.

### - Rentals

We also note that for France taxpayers there is a status for furnished rental properties. This status allows us to deduct VAT on the the purchase of a MH and a number of fees for properties. A minimum of 9 weeks rental per year is required. A comparison of disadvantages and advantages of such a status should be done by those who might be interested.

#### **4. Interaction with the Siblu Management at LDR**

Some members have submitted written comments and we thank them.

Topics addressed in these documents will be considered even if they have not been discussed during the Assembly (playground, local flooding at the entrance and lower area of the Village ...). Aware of many small problems that could easily be resolved, the Vice President will be in charge of their resolutions by constructive and friendly collaboration with the Management.

The debate was opened for members to discuss issues and areas for improvement in the quality of life in our village.

- Results of the satisfaction survey : There is a very high rate of dissatisfaction ( 99%). The answers to this questionnaire are significantly more negative than those of the SIBLU questionnaire .

It is true that the questions are not the same and we have focused on numerous anti social behaviour observed during the high season 2013.

- Rules : Siblu must provide the means to better enforce rules on the park (to avoid the problems addressed in our survey). In case of recurrence it is imperative to write and threaten serious consequences.

- Verification of wash room hygiene on the Park ( check once a month and submit the findings of the Park Director)

- WIFI ( Osmosiz ) : poor quality and expensive service. An eventual free Wi-fi means a corresponding increase of the annual rent .

- The website " [www.lesflamants.fr](http://www.lesflamants.fr) " is updated regularly . Post your questions on the Forum, and the answer will be visible by everyone. For private information , ask for an access code to André Mathieu (who manages our internet site ) .

For transparency, the Park manager has access to the documents posted on the site. We remind you that mailbox " Flamants " is available at the owners office.

- The speed of vehicles on site remains a major concern, lets not wait until an accident occurs to act. We demand a radar displaying speed and license plate. This problem is not specific to the LDR , Siblu could install such radar on all their parks. Even if such measure cannot avoid accidents it would at least show the authorities that Siblu is acting responsibly.

- Electricity : If you receive an electricity bill from Siblu , it must contain the statements of meters thus enabling verification of the validity of the amount claimed .

It is also advisable to carry out a regular meter check of your own.

- A motor home parked on site is allowed but it should not be used as accommodation.

- The Flamants Association chalet at the entrance of the Pinède is being moved.

This shift will require sweat and money but it is motivated by the need for Disabled Parking at the entrance to the future Fun Zone . With the management, we will find a suitable alternative .

**After a call for volunteers and vote of confidence obtained unanimously in the outgoing committee the General Assembly finished at 11.30**

**P.O Jean DI MARINO  
Jean Pierre BERTINO  
Vice President**

**Edmond LERCH  
  
President**

**STATEMENT BY JULIEN PINON , DIRECTOR OF Lac des Rêves  
THE TECHNICAL DIRECTOR ( Thierry ) ,  
CHIEF SECURITY ( Amzar )  
THE HEAD OF THE POOL ( Arno )**

#### **JULIEN PINON**

- Zone FUN PASS : the goal is to collect all the services in the same area and to monitor this zone . There will be a single entry point through a gate at the Pinède. This should prevent fraud . This area should be ready in June.
- Lighting: for poorly lit areas, no budget for adding streetlights has been planned for this year, but we will repair those which are broken.

#### **THIERRY : Technical Director**

- Why is hedge trimming is not performed during the winter when the park is closed ?  
Explanation:  
From February to November: we employ seasonal staff which leaves mid November.  
From 3/ 1 to 15 /2: part time staff are responsible for specific work conducted when the Park is closed: electricity , water.  
15 /2: beginning of hedge trimming which will be finished around the end of May, latest mid-June. Some 50Km of hedges in total !  
There has been investment in advanced equipment gardening this year.
- Cigarette butts in the Pinède : from April 15 every morning an employee (Olivier) will be cleaning the area.

#### **AMZAR : HEAD OF SECURITY**

- Rounds of the park are made and confirmed by a beeper system .  
Once a week, after checks have been made, a report is produced on faulty lighting, or other problems ( noise at night ... ) .
- Improvements will be made in the evenings in July and August on the Pinède.
- The speed restriction of 10 km / h is not respected by residents and by Siblu employees. This important limitation allows a certain tolerance but in the case of excessive and continued ignoring of the limit, the vehicle may have its entry authorization blocked.
- Emergency No. is 06 77 00 46 88 , accessible 24h/24, keep calling if the number is temporarily unavailable. Carefully note down this number and make it easily accessible so that it is found even in stress conditions.

#### **ARNO : RESPONSIBLE FOR POOL**

- Arno confirms that it is not forbidden to jump in the water but the situation depends on how many people are in the pool ( complaints in high season about water pistols, people bathing inappropriately dressed ) .  
Difficult, especially in season, to meet everyone`s expectations (satisfaction, safety and adhering to rules ) .

**END OF THE MEETING 12:15**

**An Aperitif was offered by the Association**

**After the meeting, the President warmly thanked the Director and his team and expressed his wish to continue a fruitful collaboration with them.**