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TCR n°: FREJUS 783 073 570 – Capital: €575,962



A WORD FROM THE BOARD OF DIRECTORS

Dear Members,

The Board of Directors met at the end of April, and below you will find the main decisions taken on that occasion.

For statutory reasons, we have been forced to change the provisions for the dematerialized voting, as our articles of association require a quorum to open the General Meeting.

For this year, voting will therefore be open from 1 July, which will allow us to find a sufficient number of voters to open the meeting.

A resolution will be proposed to you to remove the quorum, as the law allows for an SCI.

Only resolutions require a sufficient number of votes to be adopted, identified in our current articles of association as equal to 25% of the shares for an ordinary GM and 33% for an extraordinary GM.

As we had promised, this amendment will make it possible to open the vote only after the end of the meeting as from the 2023 GM.

Following the information given on the rental declarations to be submitted to the Fréjus tourism office, it appeared necessary to specify that the tourist tax paid to the city will be in addition to the contribution to the operating costs of the Domaine that we collect, referred to as the "occupant contribution".

As usual, many rumours and false information are circulating on social networks.

We recommend that members always contact the administration for answers to their questions. Our personnel will answer you with their usual kindness and if unable to answer, they will suggest an appointment with an administrator, more or less quickly depending on the season.

We're currently consulting companies to redesign the Domaine's website and make it more interactive.

The summer season is coming, you'll have a chance to meet the new animators who will ensure that you can take advantage of the free activities.

As in previous years, public meetings will be held in the cinema on the following Sundays, i.e. 26 June, 10 July, 24 July and 7 August, starting at 10 AM.

A specific meeting for English-speaking members will be held on Wednesday 20 July at 10 AM. Members are asked to submit their questions by the end of June.

We wish everyone a pleasant stay at our beautiful Domaine.

The Board of Directors

MAIN DECISIONS OF THE BOARD OF DIRECTORS ON 27, 28 and 29 APRIL 2022

(The minutes are available in full at the administrative building, by appointment)

LEGAL: Mr. LECAUDE

- **Tendering commission**

The candidacy of Mr. ROUCOUS (Calabrun 24) was validated by the Board of Directors.

- **Litigation**

Mr. LECAUDE specifies that the cases involving the labour tribunal, AXA, GIRARDON and against 2 partners are still in progress. For the debtor partners against whom proceedings have not yet begun, Mr. BARON indicates that the letters are being sent, asking them to pay the balance on 31 December within 15 days before suspension of the usage right.

- **Inter-domain meeting**

The meeting was held on 7 April at the Domaine des Maurels, where many common topics were addressed. Messrs. HOLLE and LAVIALLE represented the Pin de la Lègue.

- **List of companies working within the Domaine**

It is specified that the Domaine does not approve any company. It is the companies themselves that ask to be referenced.

The title of the list distributed to the partners on request will therefore be modified.

Referencing eligibility criteria:

- Each year, the companies must provide a Kbis (company registration), ten-year insurance certificates, taxes (VAT) and URSSAF certificates.
- Independent contractors must provide their registration in the trades register.

Reminder: The address shown in the requested administrative documents cannot be that of the Domaine. Any party wishing to have a company included in the list of companies must provide a proof of external tax residence in order to be provided with a badge.

- **2022 rate**

The Board of Directors decided on the free mini golf and paddle tennis. The rental fee for paddle and tennis rackets will be €2.50 per player.

- **Dematerialization of voting**

- 1086 partners returned acceptance of the electronic letter. A reminder will be included in the flash or in an e-mail sent to partners who have not responded or not received but who have an e-mail address, asking them to respond to us by any means at their convenience if they are interested in it.
- Tests will be carried out around mid-June within a small committee, but are impossible beforehand because of the program's configuration.

- **Voting conditions**

All necessary documents previously included in the "election siren call" flash will be posted on line upon receipt of our statutory auditor's report, so that the partners are informed and can vote in full knowledge of the facts.

A resolution will be tabled this year to remove the quorum requirement in 2023.

The Board of Directors has decided that electronic voting will be open as of 1 July 2022, and will end on 15 August 2022.

FINANCE: Mr. BARON

- **Subsidies for associations**

The Board of Directors decided to increase the subsidies to €1,500 for Intermède and the Club de Boules, and to €500 for the Members' Defence Association that manages the library and bears the expense of the Intermède water and electricity consumption for the period from 1 October to 31 March.

- **2021 result**

The latter is basically the same as announced during the last board meeting. The SCI's main indicator is the cash flow, since we manage an annual budget. The amount of available cash on 31 December 2021 therefore amounts to €314,221.

- **2022 and 2023 budget**

The presented budgets are based on the 2021 expenditures, while updating all of the expense items. In terms of revenues, we've used the figures from the 2020 budget, that will serve as our basis each year. Indeed, external revenues are calculated conservatively, given their considerable volatility (transfer fees, crane use, leisure tickets, badges, etc.).

The value of the expense per share must be revalued while considering at least the inflation rate.

WORKS: Mr. BOUTTEAU

- **Update on the progress of the Gonfaron file – Foreseeable preventive work**

A meeting was held on 11 April 2022 with the services of the Communauté de Communes "Val-Esterel – Cote d'Azur", two representatives of the DDTM investigating the case and our consultancy firm HYDRATEC.

It was confirmed to us that the current GONFARON recalibration project is subject to handling of the file by the Communauté de Communes, which has had mandatory jurisdiction over structures of this type since 2021. It alone is authorised to present the

file to the administrations. The elected representatives will then decide whether or not to proceed with this file after first being certain that the effect of this work will not be to worsen the impact of flooding on the facilities located downstream of the Domaine.

The Board of Directors instructed Mr. Philippe BOUTTEAU to ask our design office to take a firm position on this point and, if necessary, to demonstrate the absence of aggravating effect downstream of the Domaine. Similarly, it also asked him to consider an alternative solution.

- **Update on works in progress and planned.**

The list of works having to be performed before the season, that was presented to the last Board and budgeted for an amount of €150,000, has been carried out or initiated for an amount of €98,625. This work will all adhere to the agreed budget.

- **Update on the multi-year plan.**

The list of works is being finalised and will be included in the next GM.

HAMLET DELEGATES: Mr. TEITE

- **Organisation of the preparatory meeting with the HDs**

This year's first meeting was held on Monday 2 May 2022, in the Auberge room. Some fifteen delegates were present.

- **Draft charter**

The Board of directors approved the preliminary draft charter.

- * **HD request**

Replacement of rubbish bins in the hamlets: this will be done around mid-June.

FIRE SAFETY: Mr. HOLLE

- **Installation of the public address system within the Domaine**

The IKD company should complete the installation of a public address system by 15 June at the latest. This public address system will inform the partners by an early warning message indicating the action to be taken and a possible evacuation of the Domaine.

ANIMATION AT THE DOMAINE: Mrs. RADCLIFFE

- **Organisation of various activities, sports and daycare.**

Reservations of tennis courts, paddle courts and for the Petits Loups can be made every day at the Info Point, after 6 PM. It will not be possible to book lessons in advance. Similarly, the partner must indicate the names and parcels of the partners playing with her/him, to ensure greater fairness in the reservations.

PERSONNEL: Mr. WARIN

- **Seasonal: Recruitment update**

All positions have been filled, barring any last-minute defection.

The hiring of a fourth animator qualified in sport and in possession of the BAFA was validated. This will increase the capacity for the Petits Loups to 16 children and complete the season's sports offer.

REMINDERS

VOTING DEMATERIALIZATION

In order for the Domaine to provide you with the next invitations to General Meetings by electronic registered letter, the Domaine is first required to seek each partner's consent. A consent request form has been sent to you by postal mail. If you haven't received it, we ask you to complete and return the response coupon at the end of this document.

DELIVERY OF THE BADGE / INSURANCE

We remind you that the badges will only be issued upon presentation of proof of insurance for the vehicle(s), accompanied by the CL and fire insurance certificates for all facilities as well as a tax certificate (Main residential tax and/or Domaine residential tax sent to your main residence or Income tax sent only to your main residence).

Members whose two-wheeled vehicles remain parked in the storage must, each year, provide us with their valid insurance certificate for the stored vehicle.

If you cannot prove a main residence, you will be affected by resolution 7 voted at the General Meeting of 14 August 2021 which states *"a partner who cannot prove, by the production of a tax certificate, a main residence outside of the Domaine, will be sanctioned with a monthly penalty of 7 basic rates in the first year, penalty doubled each year until regularization."*

PRE-REGISTRATION OF PARTNERS AND BENEFICIARIES

In order to avoid queues at the administrative building, we strongly encourage you to use the pre-registration of partners and beneficiaries on the Domaine website at www.domainedupindelalegue.fr,

MISCELLANEOUS

Receipt of information: we ask you to please send your e-mail address to: service.administratif@pindelalegue.fr while indicating your name, surname and general number.

Emergency alarm: An emergency call station has been installed at each of the sanitary installations. It must be used in case of a fire or serious incident. (See "safety instructions" on the last page of this Flash)

Siren alarms in case of evacuation: 1 blast for 5 minutes. **Warning:** The sirens are tested every first Wednesday of the month at noon: 1 blast for 1 to 2 minutes.

Evacuation plan: The Board of Directors has decided to modify the assembly points for evacuees. The plan of the Domaine will be updated accordingly and given to each resident in two copies at the time of delivery of the badge; One copy that the resident must keep in her/his vehicle and the other in her/his facilities. This plan will also be made available to residents at different points of the Domaine and can be downloaded from the Domaine website.

Smoke detector: Its installation has been mandatory in mobile homes and caravans since 8 March 2015. Do not forget to change the device's batteries in order to prevent it from going off in your absence, which would disturb the neighbourhood.

Fire extinguishers: The Domain has 1,200 fire extinguishers that are checked every year and replaced every 10 years.

Sanitary installations: The sanitary installations will close on 30 September 2022.

Selective sorting: To meet the ecological challenges of sorting and recycling, we ask partners to sort their waste. In case of non-compliance, the SCI is subject to financial penalties.

"Monster" skip: accessible from 9:30 to 11:30 AM

1 April to 31 October: Monday and Friday

1 November to 31 March: Friday

July and August: Monday, Wednesday and Friday

Household waste rubbish bins and selective sorting:

From Friday 1 October 2022 to mid-June: grouping of the bins in the car park by the Arboretum

From mid-June to 30 September 2022: the bins will be returned to the rubbish blocks of the hamlets

Water meter: Each partner is responsible for maintaining her/his own meter.

Maintenance of the facilities: We remind you that you must regularly clean your plots and remove pine needles from the roof of your facilities.

PPRIF maintenance of parcels: The deadline for the execution of this work by the partner is 15 May 2022. Nevertheless, the Board of Directors accepts a tolerance until 31 May 2022. After this period, the maintenance works are performed by the Domaine, at the expense of the partner concerned.

Ditches: Depositing cutting and pruning branches in the ditches is prohibited. Members must maintain the ditches on the periphery of their parcels.

Mail and parcel delivery:

The counter is open to the public from 11 AM to noon: Monday to Friday in May and September / Monday to Saturday in June

from 11 AM to 12:30 PM: Monday to Saturday in July and August

Palm treatment and disease: Every partner with one or more palm trees on her/his parcel must contact the technical services in order to collect information relating to the treatment, felling and removal of sick palm trees. Only authorised companies may be involved, with no involvement of the Domain's services under any circumstances.

Access is forbidden to the **military grounds around the Domain.**

Parking for boats, motorhomes and trailers.

For the parking of motorhomes and boats, please contact the reception at the administrative building.

All empty trailers must park in the car park behind the administrative building.

"Buffer" vehicles: For all "buffer" vehicles on the parcel, without a badge and for which the insurance is outdated or non-existent, the Domain will ask the partner in question to provide the insurance certificate by e-mail.

Animals:

The presence of pets is allowed with their master, provided that they are vaccinated (keep the vaccination certificate available) and that they do not cause any nuisance of any kind.

Category 1 and 2 dogs are strictly prohibited at the Domaine. Dogs must be under the control of their owner at all times, tied or kept on a leash, or even muzzled according to the legislation. Under no circumstances should they be left alone on the islets. Dog owners must take all appropriate measures to prevent barking and disturbances by their pets (cf. Art. 6.4. c). Access to the nautical area and playgrounds for pets is prohibited (sanitary reasons).

Owners must collect the excrement of their animals; financial penalties in case of failure. (Cf. Art. 8.3). Wandering animals will be caught and handed over to the departmental pound.

Cats: We remind you that a campaign of sterilization of stray cats is organised throughout the year by volunteer members with the approval of the Domaine administration so as to avoid a proliferation of cats.

Pests:

According to the prefectural decree of 30 May 2017, wild boars are classified as a nuisance throughout the Var department.

As such, anyone caught feeding a wild boar is liable to a fine of €135 applied by the Wildlife Office.

Defibrillator: on 15 July 2022 at 10:30 AM, cardiac defibrillator training will be held at the covered courtyard of room D (Intermède).

CONSIGNES DE SÉCURITÉ

- IN CASE OF FIRE -

- If you witness a fire outbreak, call the fire brigade at **18 or 112**, then immediately call the dedicated security number on: **07.78.48.54.55** or using the **call station** located in the toilet block. Do not hang up first, wait for confirmation of your call.
- Identify yourself by giving your name, the address of your parcel in the Domaine (hamlet name + number).
- Indicate the location, nature and extent of the disaster.
- Specify if there are any victims, the visual condition of any injuries or burns.
- Close gas cylinders, cut off electricity from the damaged parcel, use fire extinguishers and/or garden hoses.
- Whenever possible (don't put your life at risk), stay on site to guide relief efforts and set up a safety perimeter.

- IN CASE OF FLOODING -

- Call the **dedicated security number, by dialling 07.78.48.54.55 or**, using the **call station** located in the toilet block. Do not hang up first, wait for confirmation of your call.
- Indicate the location, nature and extent of the disaster.
- Specify, if applicable, if there are people requiring care.
- Go to a high place and take cover.
- Never cross a road or path submerged in water.

- EVACUATION OF THE DOMAINE -

- The evacuation order is given by the Domaine sirens.
- Close gas cylinders, turn off the electricity.
- Close the doors and windows of your facilities to prevent theft and the spread of fire or smoke inside mobile homes or caravans.
- ATTENTION: do not close the water on the parcel, leave the water hoses available for use.
- Bring identification, health records, emergency medication, footwear, clothing and beverages.
- Evacuate the Domaine with vehicles without trailers by following the marked routes.
- Follow instructions given by safety personnel or public services.
- Anyone present in the Domaine must obligatorily evacuate under penalty of sanction.
- In the event that a resident is looking after one or more persons (children, or disabled person), s/he is asked to inform the entrance station in order to report this.

Administrative building opening hours:

The administrative building is closed on Sundays and public holidays.

From 01/04 to 30/06 and from 01/09 to 30/09

Monday to Friday

9 AM to noon / 1:30 to 5:15 PM

Saturday

9 AM to noon

From 01/07 to 31/08

Monday to Saturday

9 AM to noon / 1:30 to 5:15 PM



web

Dematerialization of electronic voting

CONSENT RESPONSE TO BE RETURNED TO US



CONSENT PRIOR TO RECEIPT OF ELECTRONIC REGISTERED LETTERS

I, the undersigned.....

General Number:

E-mail address: Accept to receive notifications and formal notices by Electronic Registered Letter from the S.C.I Domaine du Pin de la Légue.

I acknowledge that access to the mailbox corresponding to the indicated e-mail address and its consultation are under my full and complete responsibility. In case of a change of e-mail address, I undertake to inform the S.C.I Domaine du Pin de la Légue by any means indicating a specific date.

Drafted in
Signature

On