



A WORD FROM THE ADMINISTRATIVE COUNCIL

Madam, Sir, Dear Associates,

Each meeting of the Admin Council is an opportunity for the co-managing administrators to take stock of past events the progress of the various ongoing files and the developments in contexts which will require to make decisions best able to preserve the interests of the Associates.

The CA which was held on February 27, 28 and 29, 2024 focused particularly on the developments in the legal frameworks which constrain our general and constructive internal regulations.

Indeed, the new regulations or rather their interpretation by the town planning and development services of Fréjus, will define the perimeter of the constraints linked to the authorised installations on the plots, the administrative, fiscal and labor rights, the legal outlines of the approvals for sales and transfers as well as the contracts that we will enter into with the permanent employees or seasonal contract workers of the Domaine.

For each of these areas, the members of the Admin Council are mobilised on a daily basis, and you can count on their vigilance to best serve our common interests.

Beyond the constraints mentioned above, it is important that the members of the CA listen to the requests of the Sociétaires in order to guide their decisions, again with the sole objective of preserving their well-being and that of their families in the spirit of conviviality which has prevailed at Domaine du Pin de la Lègue since its creation.

In this regard, the members of the Admin Council welcome the dynamism of the associations and more particularly the creation of the “Avenir du Pin de la lègue” Commission whose suggestions and proposals will be welcomed with the greatest interest and we invite you strongly to express your ideas through the sites which we informed you about in the previous Flash Info (CAPD2L <https://forms.gle/uZ4wCgPJWk5ucct7>), for which you will find, in the appendix, the answers to some of their proposals

We noted, in the previous Flash Info, the diversity and complexity of the tasks to be carried out by the members of the admin council the latter also requiring varied availabilities and skills to best serve our community, the Admin Council has decided to increase the number of its members from 9 to 11 and we invite you to submit your application to join us.

You will find in this Flash Info 132 the most important information on current affairs as well as some essential reminders for the proper functioning of our community.

For the Administrative Council,

Christian BARON
Co-manager and President of the Administrative
Council

Compliance of the RIC (Internal Constructive Regulations) with the PLU (Local Urban Planning Plan)

The recent exchanges with the services of the town of Fréjus and those which took place with Ms. ROBLES, head of the town planning and land law department, commit us to carry out modifications to our RIC with the aim of bringing them as close as possible to the requirements of the PLU.

We estimate that at least 80% of the plots do not currently comply with the Urban Planning Code and the PLU of Fréjus. Pending details on developments the consequences of which could be major for the life of our Estate the processing of approval request files for sales and works has been suspended. Estate agencies have been notified of the situation and will be kept informed of developments in the matter as they arise. A special Flash will be published as soon as we have obtained all the necessary answers and their administrative justifications verified by our lawyers.

GENERAL ADMINISTRATION

Resignation of Me. Dominique Malbernard on February 1, 2024

Mrs. Dominique MALBERNARD had to resign from her mandate as co-manager on February 1, 2024 for reasons of incompatibility between her profession as a lawyer and the function of co-manager of our SCI confirmed by the Council of the Bar Association of the Paris Bar. Consequently, and until the establishment of the next Board of Directors which will result from the 2024 elections, the legal files will be monitored jointly by MM BARON Christian and BOUTTEAU Philippe.

Minutes of the Admin council of October 5-6 & 7, 2023

The directors unanimously validated the minutes of the board of directors.

Date of the Admin Council 2024

The next council will take place on April 24, 25 and 26, 2024

Registration of entries into the domain

The formalities will now be carried out in the office located near the guardian's lodge, but the actual implementation remains to be confirmed and should take place, at best, at the beginning of April.

The associates will have to go to the administrative mas only to pay their charges or for an appointment with the administrative or technical services.

Joint cheque signing delegations.

The Admin Council decided to authorise Mr. LAVIALLE and Mr. BLOUIN to have a joint signature to incur expenses and issue checks for a maximum amount of €5,000.

Outsourcing of SCI management

As announced during the 2023 general meeting, the Admin Council contacted several co-ownership management agencies to obtain a quote and we are still waiting to receive them.

Renewal of the mandate of the statutory auditors

The mandate of our auditor expires at the end of the 2024 general meeting. The Admin Council has decided to contact several auditors to obtain a quote. To date, 2 have shown interest for which an initial quote in the amount of €6,000 has been provided, corresponding to a necessary activity estimated at 70 hours per year.

Seasonal lease 2024 for the "AQUARIUS" snack bar and the "La Sirène" nightclub

The Admin Council decided to grant the seasonal lease to the company managed by Mr. CONTAMINE.

Penalty table 2024

The Admin Council has modified the table of penalties attached as an appendix to the internal regulations (Administrative part) in the warning sections and 3 basic units by replacing the term "absence of sticker" by "Presence of a vehicle not displaying a valid badge.

Electric vehicle power supply.

To recharge their electric vehicle, associates cannot connect to their home network but must have a dedicated individual socket corresponding to the electrical standards in force for this type of connection to avoid fire risks.

A work request MUST now be submitted and signed off after verification. A census of electric vehicles will also be made so that an electrical connection can be made separate from the domestic power supply.

General number on all plots

The members of the admin council remind the partners that the number in the hamlet of each plot should be displayed visibly at the entrance to them.

Installation of valve after water meter

To combat water leaks and put an end to disputes between the associates and the administration of the Domaine, the Admin Council decided that the associate will henceforth have the obligation to install a valve after the water meter to avoid leaks and contestations if the upstream water meter valve ever becomes defective.

This system will allow the SCI not to take responsibility for reimbursement in the event of a leak. The work request will be completed, and the "constructive" internal regulations will be updated.

Bio-waste trash cans: Sorting & placement.

Operational as of January 1st. The question of setting up places to deposit organic green waste (food) was raised. This will involve defining the most appropriate locations to make them available to partners as well as the methods for monitoring the filling and use of the resulting compost. A deposit location in the recycling center was mentioned, which would make it possible to monitor the conformity of deposits and manage the use of compost. Open on the same days as the recycling center.

Medical room

To date, no definitive commitment has been made by a doctor who can intervene within the Domaine. The search continues.

It was decided, however, to renovate premises located at the Auberge, which, without being considered a medical office, will accommodate people needing to meet a doctor.

Wild boars

Two cages used to trap wild boars were placed on their paths. The principle consists, once the animals are trapped, of calling on an official and qualified hunter responsible for the humane disposal of them and disposing of the carcasses appropriately. However, it turns out that this hunter is rarely available and that the law stipulates that if the animals are not eliminated within the following 24 hours their capture, they must be released, which was the case on two occasions. A solution to resolve the problem is the proposal of an employee of

the Domaine who, a hunter, wishes to take the tests which will allow him to access the qualifications of “Trapper”.

Rental from Airb’b, booking, Le Bon coin, etc.

The Admin Council notes that advertisements concerning rentals on Pin de la Lègue are more and more numerous either on social networks, on sites such as Le bon coin or placed in estate agencies. They also multiply informally directly between associates and paying guests. It therefore turns out that the information concerning the operation and requirements of the Domaine is very often incomplete or even incorrect.

The Admin Council has therefore decided that upon the arrival of paying guests, the internal regulations will be given to them accompanied by a receipt attesting to this delivery. They will also be reminded that they are not authorized to invite people from outside the Domaine during their stay, this possibility being only offered to associates and beneficiaries. A memo will be posted at the lodge for the guards' information.

Use of drones

Both for security reasons and to protect the privacy of residents of the Domaine, the use of drones by individuals is prohibited in all circumstances. The use of drones for technical purposes must be the subject of an official request.

The Admin Council decides to prohibit the use of drones inside the Domaine out of respect for privacy.

Installation of surveillance camera by associates

Individual surveillance cameras may be installed inside mobile homes and outside as long as they do not exceed the boundary of the plot of the associate installing them. The installation of cameras must be the subject of a work authorization request.

Maintenance contract for video surveillance

The Admin Council validates the annual maintenance contract of the AXION NETWORK Company.

GENERAL ASSEMBLY 2024

Election to the Administrative Council – Call for applications:

The Admin Council has decided to increase the number of co-managing director positions to be filled from 9 to 11.

At the general meeting on August 10, 2024, the associates will have to vote for the election of:

- 4 co-managing directors for a 3-year term. Is outgoing: Mr. Christian BARON
- 2 co-managing directors for a mandate of 1 year. Outgoing: MM Pascal TEITE and Michel MONSAURET

The expected skills relate to work, human resources, legal, IT, finance and communication.

The mandate of co-managing Administrators is entirely voluntary and requires a significant personal investment.

Election to the Supervisory Committee– Call for applications:

Article 15 - III of the statutes provides that the general meeting appoints a maximum of three associates each year to the Supervisory Committee. To date, only one member has been elected.

At the general meeting on August 10, 2024, the partners will have to vote for the election of:

- 2 members of the supervisory board for a 3-year term.

Important reminder:

Interested associates must obviously be in compliance with the statutes and internal regulations and not have other mandates within the S.C.I.

Associates have until April 25, 2023 at 5 p.m., to send their application and profession of faith, (1/2 A4 page maximum) to Mr. Joel LAVIALLE either by mail addressed to the estate or by email to the following address: joel.lavialle@pindelalegue.fr, accompanied by a Curriculum Vitae, an identity photo, the 2023 income tax notice or the 2023 housing tax for the main residence or that of their installations on the Domain addressed to the principal residence and proof of liability and fire insurance for their installations at the Domaine.

Any application received subsequently will be considered inadmissible.

The Admin. Council reserves the right to approve or not the application

WORKS

Achievement on the 2023 budget

The work was carried out for an amount of €337,925, representing an additional expenditure of €11,549 to be carried over to the 2024 budget.

Forecasts and priorities for the 2024 multi-annual budget

Modification of the barriers at the entrance to the Domaine including license plate reading software, replacement of fire extinguishers, doctor's reception room, repair of tennis courts, purchase of a mini excavator, purchase of a used Kangoo, solar boulevard lighting, purchase of brush cutters replacement of sanitary hot water tanks, purchase of cinema tables/benches/chairs + interlude, drainage audits, installation of video surveillance cameras in various sensitive points and additional computer software.

The total amount of expenditure represents €345,849 including the carryover of excess expenditure from 2023 for an initial budget of €326,378.

Entrance to the Domaine

The barriers at the entrance to the Domaine will be moved about fifty meters upstream from the current barriers and the traffic plan to and from the commercial area will be slightly modified. This will allow security agents to regulate entries and verify that all occupants of incoming vehicles hold entry authorization. This new organization, which will be operational in June, will allow lodge staff to have a better view of the entrances and more efficient flow management. These developments coupled with the acquisition of efficient management software will significantly increase the security of the Domaine.

Reminder: the new software will integrate the barrier opening function with two conditions: declaration of the vehicle (badge) and compulsory registration of presence on set dates.

The works of Gonfaron

✓ *Update on the progress of the Hydratec file:*

Pending a definitive position from the authorities on the timetable and recommendations relating to the Gonfaron development work the Hydratec company is ready to continue its studies and recommendations. An announcement of an intervention by the archeology

services was made for the coming weeks. To date we have no visibility on the possible constraints that this intervention could impose.

✓ *Update on the progress of the “military pool”:*

The military authorities with whom we are in contact do not wish to carry out the requested work. They opted for a sale to the SCI of the section of military land (a few hundred m²) to set up the catchment basin upstream of the Gonfaron entrance to the Domaine. This matter should be dealt with quickly.

✓ *Gonfaron call for additional funds:*

A resolution presented to the 2020 general assembly planned work worth 3 million euros including tax. €3 per share has already been received and therefore remains to be called €2.20 per share. The Admin Council considers that it is appropriate to make this call for funds rather than resorting to a loan. The appeal for funds will be discussed as soon as we have an estimate of the cost of the work.

Forest Fire Risk Prevention Plan (PPRIF)

✓ *Progress of work:*

The PPRIF work is completed for 8 hamlets. They will resume at the end of the summer season and will affect 16 other hamlets which will be completed in December 2024. All work should be completed before summer 2025.

Various works planned or in progress:

✓ *Hedges at the property line:*

Control of hedges at the property line will be reinforced and a census will be carried out. Associates affected by hedge trimming will be informed of the need to reduce them. If the requested major work is not carried out, a private company will then be commissioned, and the service will be invoiced to the associate.

✓ *Carrying out a mapping and audit of buried water circulation networks:*

A map of the water pipes is being finalized. Once the location of the network has been identified, leaks will be searched, and the pipes replaced gradually.

✓ *Call for tenders for clearing 2024/2026:*

After agreement by the tender committee, the Admin Council decided, unanimously, to entrust the contract to the company CLM environment for an annual amount of €50,994.

✓ *Jacuzzis: census of the existing:*

Jacuzzis, ephemeral, are authorized if they are drained via a permanent connection to the sewer system. Draining wastewater from Jacuzzis creates chemical pollution that is very harmful to flora and fauna.

✓ *Renovation project for the swimming pool and football field:*

The work necessary for the renovation of the swimming pool is estimated at +/-700,000€ for the repair of the beaches the children's area and the shaded areas and at 1 million euros if we add the replacement of the slides. The renovation of the football pitch is estimated at €300,000.

These last 2 points are part of a set of short and medium term works such as the repair of water pipes and roads, the consolidation of walls, etc., for which the Admin Council considers that a budget of €5M spread over 10 years to be able to increase the implementation of priority investments or works. This would represent additional charges of €0.87 including tax per share.

- ✓ Renovation of a tennis court (number 3)
- ✓ Renovation of volleyball courts, beach volleyball courts and “ping-pong” locations for safety reasons.

✓ *Installation of cameras on trash bins:*

Camera installation on several trash bin blocks was carried out. Some were destroyed or stolen. The Admin Council deplore the incivility of some associates who dispose of their trash by throwing it in ditches rather than depositing it in the recycling center.

Implementation of digital procedures to be completed by associates.

The creation of management software specific to our real needs was entrusted to the IT company STYLEO, the cost of which is €93,131, including licenses, financed by the multi-annual investment plan.

This has been operational since the beginning of the year together with the existing one because it is necessary to continue our management on the current software before switching completely to the new one to check that there are no bugs in the new one.

In the coming weeks, the associates will be asked to complete a detailed questionnaire, the collection of information of which will put an end to the paper management of all the documents necessary for the proper functioning of the Domaine, thus providing a gain in administrative and technical management and financial efficiency and *de facto* in well-being for all employees and associates.

WIFI networks

As a reminder, the company OSMOSIS, which manages the WIFI in the area, terminated their contract on December 4 for a cessation of services set for June 7, 2024.

The Admin Council has decided not to follow up on the financial proposal and therefore the partners will no longer have access to the WIFI provided by OSMOSIS in the Domaine.

We will therefore ask our IT partner ISIS COM if it is possible to set up FREE WIFI points (swimming pool, post office, Chinese hat, etc.). A second solution will be studied, namely the installation of STARLINK-type satellite internet antennas or Ubiquity routers.

Video surveillance and video infrastructure for sensitive points

The the admn council validated the continuation of video surveillance installations and video infrastructures at sensitive points. Decisions will be made in accordance with the technical recommendations of the experts.

**ANIMATION OF THE DOMAIN
2024 season**

✓ **Recruitment of seasonal workers**

For the aquatic area:

The swimming pool is the heart of our estate and the tensions that we deplored last season between the different seasonal workers in charge of its operation led us to carry out a complete renewal of our teams. We needed either 2 MNS and 5 BNSSA or 3 MNS and 4 BNSSA.

To date, all positions have been filled. Advertisements are not removed in order to receive new recruitment requests in the event of possible last-minute defections.

For “Les petits loups”:

Two facilitators with BAFA are recruited from July 4 to August 24 full-time and one facilitator with BAFA is recruited part-time; To date, all positions have been filled.

For animation:

Carlo is reappointed from April 2 to September 30, 2024. Two sports facilitators are recruited from July 4 to August 31 to complete the team.

The old Tennis local will be the rallying point for the entertainers. Each team member will be identifiable by wearing a specific T-shirt and must systematically check the resident cards of participants in the proposed activities, even if this means refusing the participation of people who are not up to date.

A welcome booklet for seasonal workers will be given to them upon their arrival during a welcome meeting.

✓ **Operation of the mas, lodge and info point**

Recruitment of 1 seasonal worker at the administrative Mas, 2 seasonal workers at the reception lodge, 1 seasonal worker at the info point, 1 seasonal worker: recycling center and telegrams.

The information point will be open from 10 a.m. to 1 p.m. and from 5 to 8 p.m. every day.

✓ **DJ evenings, dances, picnics**

These activities will take place from 9:30 p.m. to midnight.

An event will take place every Wednesday (picnic, ball, DJ) in July and August 2024. Balls on July 17 and August 7, picnics on July 24 and August 13 and DJ evening on July 31 and August 21.

A DJ evening reserved for children (7 to 11 years old) will be organized every week from 8 p.m. to 10:30 p.m. at the "Chinese hat". This activity will be carried out by an associate who has volunteered and who has proven experience in this field. This activity will take place under the supervision of parents.

✓ **La SIRENE nightclub**

Open on Tuesdays, Fridays, and Saturday evenings from July 12 to August 21, 2024 - Presentation of the Card required.

Opening hours: Friday and Tuesday from 9:30 p.m. to midnight: Every Friday themed evening and every Saturday evening without alcohol: time from 9:30 p.m. to midnight:30 for under 18s then from midnight:30 to 4 a.m. for over 16s.

✓ **Aquatic area**

Will be open from May 2 to September 30.

In July and August, the aquatic and sports pools will be closed alternately, as in previous years, from 1 p.m. to 3 p.m. to allow water regeneration.

"Pool parties" will take place on Tuesday and Thursday from 9 p.m. to 11 p.m.

• Opening schedules:

- from May 2 to May 31 from 1 p.m. to 6:30 p.m. with closing on Tuesday.

- from June 1 to June 15 from 11 a.m. 6:30 p.m. every day

- from June 16 to June 30 from 11 a.m. to 7 p.m. every day

- from July 1 to August 31 from 9 a.m. to 8 p.m. every day

- from September 1 to 15 from 11 a.m. to 7 p.m. every day

- from September 16 to 30 from 11 a.m. to 6 p.m. every day

- "Pool evening parties" will take place on Tuesday and Thursday from 9 p.m. to 11 p.m.

Aquarius Snack / La Sirène Nightclub

The Admin Council unanimously gives its agreement for the renewal of the lease from June 1 to September 30, 2024.

Cinema

✓ 2023 assessment

The management balance sheet is in deficit. The members of the CA consider that the 2023 program was not able to attract enough viewers.

✓ Prices 2024

The Admin Council unanimously decides to increase cinema entry prices by setting the adult rate at €7 and the child rate at €5.

Securing various road sensitive points

The Admin Council accepts as valid the proposal to build a speed bump with a pedestrian crossing at the intersection on the boulevard running alongside the swimming pool and leading to the cinema. Intermediate parking.

Securing the Gardiette entrance

Cameras will be installed to prevent intrusions.

Outfit for security service personnel.

All security service personnel will wear a uniform that identifies them in their role.

Reminder and clarification on the management of paying guests.

The Admin Council has decided that upon the arrival of paying guests, the internal regulations will be given to them along with a receipt attesting to this delivery.

They will also be reminded that they are not authorized to invite people from outside the Domaine during their stay, this possibility being only offered to partners and beneficiaries. A memo will be posted at the lodge for the guards' information.

FINANCES

2023 assessment:

The total income, excluding reversals of depreciation and provisions, amounts to €603,985 for a forecast budget of €383,087, i.e. a surplus of €220,938.

The latter comes from the occupant's contribution (€229,195 compared to €155,887 budgeted), transfer costs, crantage and osmozis WIFI (€113,328 compared to €89,545 budgeted), buttons, resident cards and miscellaneous (165 850€ for 128,015€ budgeted), the re-invoicing of litigation and banking costs but above all the increase in interest from the investment of excess available cash. (€95,612 for €9,600 budgeted).

The amount of expenses amounts, excluding depreciation and provisions, to €3,437,140 for a forecast budget of €3,493,303, i.e. a saving of €56,163.

The provisional accounting result for 2023 is therefore €277,101.

It should be noted that the amount of electricity expenses increased from €85,504 to €214,238 (+250%).

In accordance with the request of our auditor, depreciated fixed assets were withdrawn for an amount of €553,133.

Balance of Associates as of December 31, 2023

This amounts to €480,937, after deduction of advances from associates (€73,986), which breaks down as follows:

Debit balances include:

- Defaulting associates for an amount of €240,003 including 2 new files. All these files are in litigation with our lawyer for recourse before the courts. Their rights of use are suspended.

This amount includes an amount of €10,425 after the decision of the over-indebtedness commission in favor of the partner.

- The associates, in the context of inheritances to be carried out, for an amount of €11,382.
- The balance of the accounts of the plots purchased by the SCI, as part of the Gonfaron works, for an amount of €57,527 which will be purged upon sale of these.
- The balance of the accounts of the plots sold for an amount of €22,439 which will be purged upon completion of the transfers of shares

Associates who are not up to date with their charges as of December 31 represented €223,568. To date, an amount of €110,507 has been settled, bringing the balance, excluding litigation, Gonfaron plots and estates, to €113,061.

A new update will be made on April 30 and the associates concerned will receive a reminder letter asking them to pay their balance within 30 days of receipt of the letter, failing which their right of use would be suspended on July 1, 2024.

URSSAF control

We are awaiting the conclusions of the inspection but are quite confident because no major errors were noted.

Purchase of plots in financial disputes

After negotiations with the partners concerned, some of them accepted the SCI's proposal and the files are being finalized.

Removal of displaced plots – Gonfaron

6 out of 8 associates have accepted their move which should be done before the start of the season.

STAFF

Recruitment:

- ✓ *Security controller*

The Admin Council validated the hiring, as of March 18, 2024, of Mr. MOMET Pierre.

- ✓ *Administrative and accounting assistant*

The Admin Council validated the renewal of Miss AMRANI Nora's fixed-term contract until May 31, 2024, then full-time permanent contract at the end of it.

- ✓ *Administrative Services*

It was decided to recruit an employee with a 6-month fixed-term contract covering the period from April 1 to September 30, 2024.

Labor and cultural activities for private-sector employees (CSE comité économique et social)

The renewal of the members of the CSE, numbering 2, took place on December 11. A meeting takes place every month.

LEGAL ASPECTS

Seasonal leases 2024

The seasonal leases have been renewed for KRISS coiffure and we are awaiting a response from the owner of the Léo & Alice children's ride. A fitness activity provider has been informed of the terms and conditions applicable for the 2024 season but has not yet validated her lease.

The seasonal lease for a service provider who installs nail prostheses without manicure, eyelash extensions and other aesthetic services is being finalized for the period from April 1 to September 30.

No other external service provider has come forward to offer their services (tennis/padel teacher, yoga and others).

Labour court litigations

✓ *File of Mr. MAYER and Mrs. MAYER*

The setting of the pleading dates before the Aix-en-Provence Court of Appeal is pending.

✓ *File of Mr. HAMEL*

The SCI's conclusions were filed on January 25, 2024 and the procedural calendar set the date of July 4, 2024 for the pre-trial hearing.

AXA Insurance file

The court, on February 15, 2024, sentenced:

- AXA FRANCE IARD SA to pay the sum of 62,698.49 euros, after deduction of the excess and the provision of 10,000 euros received, with interest at the legal rate capitalized from March 25, 2021.
- SARL IDO ASSURANCES to pay the sum of 58,848.38 euros, with interest at the legal rate from this judgment. ;
- SARL IDO ASSURANCES to pay and SA AXA FRANCE IARD the sum of 2,000 euros each on the basis of article 700 of the code of civil procedure.

The official notification of the judgment will start the one-month deadline to appeal the decision. The Admin Council decided not to appeal the decision after consulting the SCI's lawyer.

Financial or technical disputes with partners

The files are followed up in conjunction with our lawyer. An update will be made at the next CA.

VAT and Tourist Tax 2023 and earlier

We would like to inform you that the VAT and Tourist Tax file is now being monitored by the Parisian tax law firm CAZALSMANZO, made up of 20 employees.

VAT file: we entered:

- The Administrative Court of Appeal of Marseille, after the rejection by the administrative court of our complaint for the period from January 2018 to October 2020.
- The Administrative Court after the rejection by the Var Departmental Directorate of Public Finance of our complaint for the period from November 2020 to December 2021

No hearing date has yet been communicated to us.

Tourist tax:

The CAZALSMANZO firm is finalizing the drafting of the conclusions which should be filed shortly before the Draguignan judicial court.

SECURITY / PEOPLE and PROPERTY

Security contract 2024/2026

This contract is broken down into 2 parts, namely security personnel at the entrance lodge and security during the summer period. After agreement by the tender commission, the contract was entrusted to the company PRESSUR.

2024 SEASON: Establishment of a precise procedure for offenses and incivility between the PRESSUR company, the safety controller and the responsible administrator

Clearing of common areas contract 2024/2026

After agreement by the tender commission, the service contract was entrusted to the company CLM environment.

Sound system in the Domain.

Several tests have already been carried out and others will be carried out soon.

Safety booklet for evacuation of the Domaine

The Domaine's welcome booklet will be completed and delivered at the same time as the badge. To respond to requests expressed during the June 2023 exercise, an evacuation plan entitled "Evacuation Domaine du pin de la lègue" will also be given at the entrance and must be positioned on the front deck of vehicles in the event of an emergency. 'Evacuation.

Control of indicator signs

The CA decides to install signs indicating the direction of the main exit in each hamlet. A revision of the pictograms and displays is in progress.

Control of emergency exits

The emergency exits are all operational and well-marked.

Installation of solar panels on indicator panels

All indicator panels have been equipped with solar lighting for better nighttime visibility.

Reminders and clarifications

Please note that cars must park in the direction of departure (in reverse) on the angle parking places of the swimming pool car park.

It is planned to reserve a specific meeting place for people with reduced mobility and disabled people in the Club Intermède parking lot.

Plot sheet: Electric vehicle power supply

To recharge their electric vehicle, associates cannot connect to their home network but must have a dedicated individual socket corresponding to the electrical standards in force for this type of connection in order to avoid fire risks.

A work request must now be submitted, and the plot sheet completed. A census of electric vehicles will also be made so that an electrical connection can be made separate from the domestic power supply.

FUTURE OF THE DOMAIN

The proposals from the "Future of the domain" commission were read and commented on during the board meeting. Here are the answers provided by the Admin Council.

Installation of solar panels on plots

It appears that the security services and in particular the fire brigade recommend not having photovoltaic panels near mobile homes to reduce the risk of fire. On the other hand, it may be possible to install them on solid constructions.

However, a recent study shows that the cost of purchase and installation is only amortized after 16 years while the equipment has an estimated lifespan of 10 years.

If technical advances call into question these assessments of the situation, the file will be studied again.

Compost bins

From January 1, 2024, the law requires every French household to have a compost bin at home in accordance with the law of July 10, 2020, relating to the fight against waste for a renewable economy.

The Admin Council proposes to install a compost bin in the technical services area at the recycling center which will receive the organic waste generated.

Reforestation

At the end of the works required by the PPRIF, the completion of which is planned for 2025, and those of Gonfaron, the dates of which are currently unknown, it would be appropriate to implement a reforestation strategy which will take into account the type of species and their location on the Domaine site. These plantations must be decided jointly by the services of the town hall of Fréjus and the competent services of the prefecture. The members of the Admin Council ask of the "Future of the Domaine" commission to prepare a precise plan of the partners' expectations including costs, locations according to uses as well as a forecast schedule of operations. The Admin Council will subsequently decide on the priority of the proposals and the budget that can be devoted to them.

Creation of "permanent exhibition" space

The commission is entirely in favor of the creation of a space where the documents relating to the history of the Domaine would be exhibited. However, there is currently no room capable of fulfilling this function. The members of the Admin Council remain attentive to the commission on this project.

Communication

In view of the interest represented by the presence of a future commission at the Domaine, a source of proposals to help define the orientations for the future of the Domaine, the Admin Council decides to entrust one of its members with a mission dedicated to communication with the commission. The co-managing director in charge of this file will be appointed after the next AGM.

Facebook

A FACEBOOK page entitled "Domaine du Pin de la lègue" disseminates information which does not reflect the reality of the operation of the Domaine as defined in its statutes. It is legally difficult for the Admin Council to request the closure of this page. Furthermore, the creation of an official FB page would require creating a job dedicated to this communication function, which is not possible at present given the priorities displayed during the AGMs.

REMINDER

Opening hours of the administrative office

From October 1, 2023 to March 31, 2024

Open to the public Monday to Friday, mornings only, 9 a.m. to 12 p.m.

From April 1, 2024 to June 30, 2024

Open to the public Monday to Friday, 9 a.m. to 12 p.m. and 13:30 pm to 17:30 pm
Saturday, 9 a.m. to 12 p.m.

Technical services only receive an appointment upon request by telephone or by sending an e-mail with the subject of the request. The meeting will take place directly on the plot of the requesting partner.

Of course, you can send an e-mail at any time to the administrative service (service.administratif@pindelalegue.fr) and the technical service (service.technique@pindelalegue.fr).

Presentation of the macaron

We remind you that the macaron will only be issued upon presentation of a tax certificate and insurance of your installations (Main Housing Tax and/or Domain Housing Tax addressed to your main residence or Income Taxes addressed to your main residence only).

If you cannot prove that you have a main residence, you will be concerned by resolution 7 voted at the general meeting of 08.14.2021 which stipulates "a partner who cannot prove, by producing a tax certificate, a main residence outside the Estate, will be penalized with a monthly penalty of 7 base rates for the first year, penalty doubled each year until regularization. »

Insurance

- We remind associates of the obligation, each year when presenting the badge, to present proof of insurance for the vehicle(s), accompanied by the liability and fire insurance certificate for all of the vehicles. their facilities.

- At the request of our insurance company, associates whose two-wheelers remain parked at the store must provide us each year with their valid insurance certificate for the stored vehicle.

Total redesign of the website and software

The new IT system will be deployed during spring 2024, at the same time as the new, completely revised site.

A specific communication will then be sent to you to explain the new procedures.

All stay registrations will be made by the associate on his private space, where he can also create and manage his beneficiaries and all vehicles. The pre-recording will therefore be reviewed.

Sanitaires

The sanitary facilities will reopen on Saturday April 6, 2024. They will be closed from September 30, 2024.

Selective sorting

To meet the ecological challenges of sorting and recycling, but also for budgetary reasons, we ask associates to sort their waste. An information leaflet is available at the administrative farmhouse.

Trash containers

The bins currently stored in the car park in front of the post office will be gradually returned to the hamlets from June 2024. Failure to sort the containers will be charged in addition to the Domaine.

Dumpster with "monsters"

From April 1 to October 31, Monday and Friday from 9:30 a.m. to 11:30 a.m.,

+ Wednesday in July and August, from 9:30 a.m. to 11:30 a.m.

From November 1 to March 31, only Fridays from 9:30 a.m. to 11:30 a.m.

Parking for motorhomes, boats and trailers

Motorhome boats and trailers are not authorized to park permanently during the winter period in the Domaine in public car parks. If the partner has a suitable location on his/her plot, he/she is authorized to park his/her vehicles if they do not encroach on the public domain and do not hinder possible access to their property. plot by the fire services.

In winter, a campervan may prove to be the associate's main vehicle. In this case only, if it is not possible to park it on his plot, he must, after a prior request specifying the planned parking time, park it in a strictly demarcated area which will be specified each year by the technical services of the Domaine. This parking is only reserved for associates present in the Domaine during the same period. Checks will take place to ensure that the associate is present.

Two-wheeler store

The drop-off or return of two-wheelers will take place, from July 1 to August 31, Mondays, Wednesdays, and Fridays from 10 a.m. to 12 p.m. and from September 1 to June 30, between 9 a.m. and 12 p.m., by appointment contact Mr. Stéphane DAVAL in advance.

“Buffer” vehicles

For all “buffer” vehicles on the plot, without a badge and whose insurance is not up to date or non-existent, the Domaine will ask the partner concerned to communicate by e-mail the certificate of insurance.

Water meter

Each associate is responsible for the maintenance of his own meter as well as his inspection and in the event of replacement which can only be decided and carried out by the Domaine, the costs incurred are invoiced to the associate concerned.

Facility maintenance

We remind you that you must regularly clean your plots and pine needles on the roof of your facilities.

PPRIF maintenance of plots

The deadline for the execution of this work by the associate is May 15. However, the Admin Council accepts a tolerance until May 30. After this period, maintenance work is carried out by the Domaine, at the expense of the partner concerned, knowing that by June 15 all work must be completed.

Treatment and palm disease

Any associate with one or more palm trees on his plot must contact the technical services to collect information relating to the treatment, felling and evacuation of diseased palm trees. Only authorized companies can intervene and under no circumstances the Domaine's services.

Animals: Extracts from the internal regulations “administrative part” (UPDATE in April 2022)

- *Domestic animals: (article 6.3 e)*

The presence of domestic animals is authorized 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, always, under the control of their master, attached or kept on a leash, or even muzzled according to the legislation. Under no circumstances should they be left alone on the plots. Dog owners must take all useful measures to prevent their animal from barking and making noises (see Art. 6.3. c).

Access to the nautical area and play areas is prohibited (sanitary conditions).

Owners are required to collect their animals' droppings; financial sanctions in the event of a breach (see Art. 7.3.2).

Stray animals will be caught and handed over to the departmental pound service.

Cats: We remind you that a campaign to sterilize stray cats is organized all year round by volunteer associates with the agreement of the Domaine administration to avoid feline proliferation.

- Pest animals: According to the prefectural decree of May 30, 2017, the wild boar is classified as harmful throughout the Var department. As such, any person caught feeding a wild boar is liable to a fine of €135 applied by the Wildlife Office.

The Domaine post office

From June 1, 2024, to August 31, 2024, the counter is open Monday to Saturday from 11 a.m. to 12 p.m. Mail, small packages as well as delivery notices for registered letters are delivered daily to mailboxes. Parcels that do not fit in letterboxes must be collected from the post office counter in June and from the Info Point in July and August. For people who are having medicines and/or medical equipment delivered, they are asked to contact the administrative farm.

Fire extinguishers.

The Domaine has 1,200 fire extinguishers checked every year and replaced every 10 years.

Military grounds around the Domaine

Their access is strictly prohibited.

Masses

As the Cathedral of Saint-Raphaël is experiencing staffing problems, the celebration of masses this summer at the Domaine will not be possible. We tell you the times of the Cathedral: Mass on Saturday evening at 6:15 p.m. or Sunday at 10:15 a.m.

SAFETY INSTRUCTIONS

Smoke detector.

Its installation has become compulsory in mobile homes and caravans since March 8, 2015. Do not forget to change the batteries of the device in order to avoid, in your absence, an untimely triggering which could cause inconvenience to the neighborhood.

Sirens alarms in case of evacuation

1 ring of 5 minutes. Please note: Every first Wednesday of the month at 12 p.m. a test is carried out on the sirens (1 ring of 1 to 2 minutes), as well as on the public address messages (see "safety instructions" below).

Evacuation plan

The plan of the Domain will be given to each resident in two copies when the badge is issued; One copy that the resident must keep in his vehicle and the other in his facilities. This plan will also be made available to residents in different areas of the Domaine and can be downloaded from the Domaine website.

Emergency alert

An emergency alert transmitter and receiver is installed at each sanitary facility in direct connection with the lodge. The latter must be used in the event of a fire or serious incident.

- IN CASE OF FIRE -

• If you witness a fire starting:

- Call the firefighters on 18 or 112,

Inform the entry point:

- either by telephone by dialing 07.78.48.54.55 (preferred number) or 04.98.11.84.40,
- or by means of the call terminal located in the sanitary block.

Do not hang up first, wait for confirmation of your call.

- Identify yourself by giving your name, the address of your plot in the Domaine (hamlet name + number).
- Communicate the location, nature, and extent of the disaster.
- Specify whether there are victims, the visual state of injuries or burns.

- Close the gas bottles, cut off the electricity to the affected area, use fire extinguishers and/or garden hoses.
- As far as possible (do not put your life in danger), stay on the scene to guide emergency services and set up a security perimeter.

- IN CASE OF FLOOD -

- Inform the entry post:
 - Either by telephone by dialing 07.78.48.54.55 (preferred number) or 04.98.11.84.40,
 - By means of the call terminal located in the sanitary block.

Do not hang up first, wait for confirmation of your call.

- Identify yourself by giving your name, the address of your plot in the Domaine (hamlet name + number).
- Communicate the location, nature, and extent of the disaster.
- Specify, if necessary, whether people need to be taken care of.
- Take shelter in a higher place.
- Never cross a road or path submerged in water.

- EVACUATION OF THE AREA -

- The evacuation order is given by the Domaine sirens and/or public address messages.
- Close the gas bottles, cut off the electricity.
- Close the doors and windows of your installations to prevent theft and the spread of fire or smoke inside mobile homes or caravans.
- BE CAREFUL do not turn off the water on the plot, leave the watering hoses available.
- Take identity papers, health records, emergency medicines, shoes, clothes and drinks.
- Evacuate the Estate with vehicles without a trailer, following the marked circuits.
- Follow directions given by security personnel or utilities.
- Anyone present in the Domain must evacuate under penalty of sanction.
- If a resident takes care of one or more people (children, or disabled people), they are asked to inform the entrance post to report it.

- FIRST AID PROCEDURES -

- If you witness an accident, illness or injury:
 - Observe.
 - Protect to avoid secondary accidents.
 - Alert the firefighters at 18 or 112, or the SAMU at 15:
- Identify yourself by providing your name and telephone number,
- Indicate the nature of the problem: accident, discomfort or illness,
- Indicate the exact location of the event,
- Specify the number of people concerned,
- Specify the apparent condition of the victim or each victim, their age and sex,
- Indicate the first measures taken.
 - Never hang up first;
 - Notify the entrance post to indicate that help will arrive:
- Either by telephone by dialing 07.78.48.54.55 (preferred number) or 04.98.11.84.40,
- Either by means of the call terminal located in the sanitary block,
- Or by any other means of communication.
 - Stay with the victim(s).