



A WORD FROM THE ADMINISTRATIVE COUNCIL

Ladies and Gentlemen, Dear «associates»,

The Admin council met on October 2, 3 and 4 to address an agenda that was impressive in its length and which as usual was not exhausted unlike its members who took hold of it. Of course, the results of the 2024 Season were at the heart of our analyses whether it was life within the aquatic space-the “sound box” of our Domaine- or activities, security, works and finances. This Flash info will inform you of the decisions taken by the CA as well as the proposals which will be the subject of resolutions tabled for the general meeting of August 9, 2025. As announced in Flash info n°134 we have published the n° 1 of “La gazette du Pin” which shares with your data relating to the geographical origins of the «associates» and provides information on the notions of primary and secondary residence. “La gazette du Pin” will appear alternately with “Flash info” the theme chosen being “the hamlet delegates” for the month of December.

We wish you good reading

For the Admin council, its President
Caroline VIENNET

MAIN DECISIONS OF THE ADMIN COUNCIL

SECURITY OF PERSONS AND PROPERTY

The “PIGS”:

Like our Domaine Mermaid, the “sanglotons” or “piggiewigs” that poison our stays at the Domaine are hybrid beings who get used to the proximity of human beings’, easy access to food being the main cause of this incongruous rapprochement. Most of them were born on the Domaine which is now their ordinary habitus. In this regard the proposal which would consist of surrounding the Domaine with electric fences does not seem appropriate as it would result in preventing them from leaving the place.

Since 2023, the Admin council has requested support from the prefecture, through a Louveterie lieutenant, (game warden), at the beginning of 2023, without success. An agent of the Domaine, a hunter, benefited from hunter-trapper training which resulted in the issuance of an authorization to eliminate wild boars in March 2024, the latter having to be renewed every two months. From 4 cages which made it possible to capture around thirty animals, the Admin council decided to have four additional cages within the Domaine. As food becomes scarce out of season, this strategy relies on a stronger attraction of the bait placed in the cages which should de facto lead to a higher number of catches.

However, it appears that current captures mainly concern piglets or young females but no males. The reproduction rate of wild boars being around 250%, where 100 wild boars live today, there would be 350 animals the following year if hunting was not practiced. It is therefore planned to proceed with their elimination by direct fire using “long barreled rifles” equipped with silencers, using precise and secure shots. However, everyone will understand that these direct shots cannot be authorized without taking into account the particular context of our Domaine and we recall that a complaint is in progress against a resident of the Domain who used his weapon thus endangering the life of neighborhood residents. Discussions with hunting companies in the sector are underway to possibly implement these interventions in compliance with the laws in force during periods when the area is closed.

Summary of the 2024 season:

If the situation in Gonfaron is often mentioned as presenting a significant risk, it is rather traffic accidents and possible drownings that must be considered as probable sources of major risks. And it is on these two aspects of life at the Domaine that we must be particularly attentive. There is a sufficient number of signs, and the road safety equipment seem effective. On the other hand, risky behaviors linked to the consumption of alcohol and drugs require increased vigilance.

It appears that the management of nighttime security is fairly well assured but that it will be necessary to review the guards' tours at night. Daytime security is considered to need improvement and the possibility of hiring an additional guard from PRESSUR to carry out more regular checks throughout the Estate and at the swimming pool in particular was raised.

The Domaine now has 53 cameras and there are plans to install some of them in the trash rooms which are the subject of repeated incivility. There are also plans to reactivate the cameras inside the nightclub.

Gate facilities:

The installation of a gate allowing access to the shopping center is decided. In order to allow easier access for people with reduced mobility, this gate will be located at the old entrance which is located further down on the sidewalk towards the car park. To enter and exit, a smart card will be required. The installation of a gate at the entrance to the swimming pool has been abandoned. It was preferred to install colored bracelets which will be distributed to users of the Domaine,

whatever their status. They will allow access to all activities and facilities. Wearing this bracelet will facilitate visual checks, particularly in the swimming pool. The bracelets will change color each year like the macarons.

Entrance procedures to the Domaine:

The implementation of number plate reading for automatic opening of barriers has encountered setbacks linked to both technical coordination defects between the cameras and the software and to errors in the recording of entries by «associates». The Admin council has decided to send each shareholder a document explaining the registration procedure and to rearrange the box so as to constitute two separate lines for «associates», beneficiaries and pre-registered guests.

AQUATIC SPACE

Surveillance personnel:

A completely new team was recruited for the 2024 season. This configuration of MNS and BNSSA who were discovering the Domaine led to numerous adjustments being made throughout the months of July and August. It is decided that a minimum of 7 people will be recruited for the 2025 season. Among the proposals, the Council raises the possibility of a beach supervisor whose presence would allow the MNS and BNSSA to concentrate on their main basin monitoring missions. The final decision is postponed to the CA next January. Furthermore, the opening dates for 2025 will be identical to 2024, the times remain to be defined and will be adapted according to the length of the days in July and August but also according to the availability of surveillance personnel. Signage and regulations will be reviewed. The alternation of opening and closing of basins to reduce turbidity will also be retained.

The recruitment procedure will be launched as soon as possible.

Finally, security checks will be reinforced in high season and particularly between 15/07 and 20/08.

Evolution of RIC and plot inspection:

The revision of the RIC (constructive internal regulations) has been completed. It has been carried out by our consultant specialising in town planning law, the final version is now available on the Domaine's website. This version is the reference that will enable us to implement a strategy for the harmonious maintenance and development of our facilities, and to digitalise the condition of each plot starting in October, all plots will be reviewed and a detailed assessment of their conformity will be carried out.

WORKS AND DEVELOPMENTS

Mini-golf and creation of a “village square”:

As the mini-golf course is no longer in satisfactory condition, it needs to be renovated. For this purpose, it will be restored then reinstalled in the form of a nine-to-twelve-hole golf course in the same location. The space left free by the reduction in the dimensions of the mini golf will become a “village square” used for evenings (guinguette, July 14 ball, orchestras, etc.) For these events the time limit will be pushed back to one in the morning.

Winter parking for boats and motorhomes:

The Admin council decides on the development of a parking area for boats and motorhomes subject to a tax, the amount of which remains to be fixed. This space located on the current land which accommodates the bins out of season will be fenced and planted with trees, this last aspect contributing, although partially, to the wishes expressed as part of the consultations carried out by CADP2L. The increase in the tax for the parking of two-wheeled vehicles in the warehouse which accommodates them today was also decided. The amounts provided are €60 for storage for less than 2 months and €150 for a period of more than 2 months.

Installation of tennis, padel and pickleball courts:

To respond to «associates»' enthusiasm for sporting activities, the Council is considering the installation of a third “padel” court. Furthermore, access times to current land will be shifted to allow more efficient management of occupations. The grounds will be open from 7:30 a.m. to 1:30 p.m. then from 4:30 p.m. to midnight. The construction of a 4th volleyball court and the replacement of a tennis court with four pickleball courts are also under study. As the football field is never used in its length but only in its width, the creation of a “city football” field is envisaged. The project, if validated, will take into account the continuation of picnics on the football field in July and August.

FINANCES

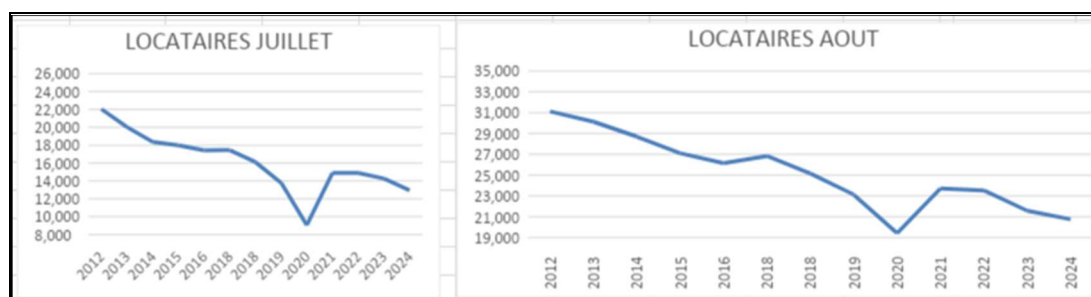
Proposal for the deletion of rights holders and guests of rights holders:

Many «associates» consider that the regulations in force penalise beneficiaries who cannot stay on the shareholders's land when the facilities are not large enough to accommodate the family. The «associates» of the Admin council unanimously decided to propose the following resolutions for vote at the general meeting of August 9, 2025:

- The beneficiaries will no longer be subject to the “occupiers” contribution if they stay on the Domaine on a plot other than that of the member to which they are attached and within an annual time limit to be defined.
- The beneficiaries will be able to welcome guests on the plot of the shareholder to which they are attached without the latter being subject to the “occupiers” participation.
- The changes decided do not exempt «associates» from recording and declaring all stays on the site or at the lodge to collect the cards and/or bracelets necessary for access to the facilities.
- Tenants will not be allowed to accommodate guests.

Increase in “tenant” participations:

The numerous discussions which took place before and after the pre-general meetings and the general meeting raised the question of the share occupied by the tenants in the Domaine. Statistics tell us that they represent 12% of overnight stays and that their financial contribution only covers 6% of expenses. Note also that if the general feeling is that there is an increase in rentals, the indicators rather show a constant decline since 2012 as shown in the following table:



In order to bring the share occupied by tenants closer to their use of the Domaine's structures, the Admin council will propose an increase, the amount of which remains to be fixed, in "tenant participation" at the next General Assembly.

Introduction of an entry fee:

The Admin council will submit to the general assembly the creation of an entry fee for new buyers, the amount of which remains to be determined. «associates» and their current beneficiaries are not affected by this measure.

Energy consumption:

Energy consumption is a point regularly raised during pre-general meetings. The council is engaged in studying the means that can be implemented to optimize existing installations, evaluate the different solutions that are available today thanks to technological developments and their compatibility with the context of our Domain and review the various contracts that bind us to electricity suppliers.

Resignation of a member of the Council:

Mr. Philippe BOUTTEAU, co-managing administrator in charge of the work, informed us of his resignation for personal reasons. The latter takes effect on November 6, 2024. The identification of the co-managing administrator who will take over its files will take place at the next CA meeting in January 2025.

Informations

Opening hours of the administrative office

Technical service, accounts, share transfers, security

From 01 september 2024 to 30 September 2024

Open to the public Monday to Friday, 9 a.m. to 12 p.m. and 2.00 p.m. to 5.00 p.m.
Saturday mornings from 9 a.m. to 12 p.m.

From 01 october 2024 to 31 december 2024

Open to the public Monday to Friday, 9 a.m. to 12 p.m. and 2.00 p.m. to 5.00 p.m (except wednesday afternoon).

service.administratif@pindelalegue.fr

04.98.11.84.40 (choose the n°4)

service.technique@pindelalegue.fr

04.98.11.84.40 (choose the n°3)

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.

Reception opening times (at the entrance to the Domain)

Registration formalities for stays – sticker and card

From 01 september 2024 to 31 december 2024

Open to the public Monday to Friday, 9 a.m. to 12 p.m. and 1.30 p.m. to 5.15 p.m.
Saturday mornings from 9 am to 12 pm

service.administratif@pindelalegue.fr

04.98.11.84.40 (choose n°1)

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.

Sanitaires

The sanitary facilities will close on **the 30th of september 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.

Compost bin

2 compost bins are available near the dumpster with "monsters" during the opening hours of the recycling center.

Grouping of the Trash containers

The bins currently stored in the hamlet will be gradually returned to the parking lot opposite the swimming pool parking lot.

Dumpster with “monsters”

To October 31, Monday and Friday 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.

Please note before september 27, all vehicles (motorhome, boats and trailers) must be removed from the parking opposite of the swimming pool parking in order to carry out the grouping of the trash containers.

Two-wheeler store

The drop-off or return of two-wheelers will take place on Monday to Friday, by appointment contact Mr. Stéphane DAVAL in advance at the administrative office.

“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 maintaining his or her own meter and manhole, and in the event of replacement, which can only be decided and carried out by the Domaine, the costs incurred will be billed to the associate concerned. In order to prevent water leaks and to put an end to disputes between associates and the Domaine's administration, the admin. council has decided that associates will henceforth be obliged to install a valve after the water meter to prevent leaks should the valve on the upstream water meter become defective. This will ensure that, in the event of a leak, the SCI will not be responsible for reimbursement. The states of play form will be completed and the ‘constructive’ internal rules will be updated.

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

Plots must be maintained all year round.

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 september 1, 2024, to october 31, 2024, the counter is open Monday to Saturday from 11 a.m. to 12 p.m. Mail, packages (Colissimo, Chronopost and DPD) as well as delivery notices for registered letters are delivered daily to mailboxes.

From november 1 2024 to april 30, 2025, the counter is closed. Mail, delivery notices for packages (Colissimo, Chronopost) and notices for registered letters are delivered daily to mailboxes.

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.

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 Domaine 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 illness:
 - 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).