

Tel. 04.98.11.84.40

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

**A WORD FROM THE BOARD OF DIRECTORS****Dear Members,**

The Board of Directors is actively preparing for the next General Meeting that, for the first time, will involve an electronic vote on the resolutions that will be proposed to you.

We recall that voting will only take place at the end of the meeting, which will enable each member to vote after having obtained all desired explanations and to have a better knowledge of the candidates for the positions of Co-managing directors.

Three positions will be filled for a three-year term and our colleague Jane RADCLIFFE will be a candidate for a new term for one of these positions.

One position will be filled for a one-year term and our colleague Pascal TEITE will be a candidate for this position.

The Board of Directors expects candidates with legal competence, but also candidates with communication skills.

Applications will be received until April 29.

The Board of Directors is finalizing a multi-year investment plan that will be submitted to you, as well as the financing means to be implemented for its fulfilment.

For several years, the financial result presented to you has not reflected reality, insofar as the recorded surpluses were immediately spent in order to achieve a result close to zero.

This year, the Board of Directors has also used part of this result to finance urgent investments in terms of security.

This procedure outside of the oversight of the General Meeting is not satisfactory, so a resolution will be proposed to you that will enable the Board of Directors to use the recorded surplus in advance, only up to 50% of its amount and to report on the expenses thus incurred.

A reflection is underway on a change of the tax status of the Domaine that will not involve a resolution this year given its complexity, however full explanations and a progress report will be given to you during the General Meeting.

The season is approaching and below you will find the main dates to remember for this summer.

We hope for all of us a great stay at our beautiful Domaine.

**The Board of Directors**

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

#### **GENERAL AND LEGAL ADMINISTRATION:**

- **The Board of Directors validated the minutes of the Board meeting on 28 January 2022**
- **Date of the next Board meeting:** 27, 28 and 29 April
- **Dematerialized voting.**

The Board of Directors has selected the Alpha-Vote Company for the implementation of electronic voting. In order for the Domaine to provide you with your next invitations to general meetings by registered letters in electronic version, it is mandatory, beforehand, to ask each partner for her/his consent.

**As a result, a request for consent form has been sent to you by postal mail. It must be returned to us by 30.04.2022 at the latest. If you have not received it, we ask you to please contact us.**

- **Update on IT reorganisation.**

After study, the Domaine can retain and update the current hardware.

- **Update on transfers of shares.**

As it does at each meeting, the Board of Directors examined the various files on share transfers.

#### **WORKS:**

The Board of Directors reviewed a list of works to be done before the season and before the 2022 general meeting.

Out of the available funds released on 31.12.2021, a sum of €150,000 is being used for urgent and safety improvements.

- **Update on the Gonfaron file.**

Our provider Hydratec has provided us with a preliminary design that complies with our request to limit the height of the protective walls to 1.50 metres.

Work is scheduled to start at the beginning of 2023 and be completed by the end of 2025, barring anything unforeseen, with this delay being linked to the cumbersome administrative procedures

Picket operations (marking) will be carried out to enable the partners to realise the impact of the right-of-way on their parcel.

- **Update on the development of the entrance to the Domaine and controls.**

A study has been carried out and submitted to the Board of Directors. It will serve as the basis for the call for tenders that will be launched for this work. Ideally, the work should be completed in early 2023.

- **Multi-year investment plan.**

The multi-year plan will be presented to the partners at the 2022 General Meeting and will be accompanied by a detailed financing plan.

#### **HAMLET DELEGATES:**

- **Additional meeting:**

An additional meeting with the Hamlet Delegates will be organised on 2 May at 10:30 AM in the "Auberge" room.

#### **SAFETY:**

##### **➤ FIRE SAFETY:**

- **Establishment of the procedure to be followed in case of evacuation.**

A document on the procedure to be followed by the Board of Directors in case of an evacuation is being prepared. This procedure will also be recalled to the Hamlet Delegates.

- **Minutes of the meeting with city hall concerning the campsites decree.**

We have been told that we are properly equipped in case of a fire and that the instructions to be followed in case of a disaster or evacuation are very well defined.

- **Installation of the sound system in the Domaine.**

A study is under way to set up a sound system in case of evacuation. The latter would complement the current system of siren and SMS alerts to all partners.

- **Exercise with the Fréjus Fire Department.**

A full-scale exercise will take place in June.

- **Replacement of fire extinguishers**

The Board of Directors has validated the replacement by the company EUROFEU of 200 fire extinguishers + covers

- **Maintenance contract for the emergency call points of the sanitary installations.**

The Board of Directors has validated the proposal of the company RTS Communication.

#### **ANIMATION OF THE DOMAINE:**

- **Seasonal leases:** The Board of Directors has again reviewed the seasonal leases.

The Board of Directors has responded positively to new proposals with the temporary establishment of a carousel for the pleasure of your children and grandchildren, private Tennis and Yoga lessons, on-site rental of electric means (bicycles, scooters etc.).

- **Animations / events.**

- **Aquatic space:** For reasons of hygiene and to allow water regeneration, the Board of Directors has decided to maintain the closure of the aquatic space between 2 PM and 3 PM.

**New:** a visitor will be able to access the aquatic area with a free, dated "visitor" ticket. It will be given to the visitor by the entrance guard against the deposit of her/his identity document and in the presence of the visited partner.

- **youth club:** A first series of equipment will be put in place this year (chairs, benches, fridge, outdoor games).

- **Swimming pool evenings:** Two pool evenings will be organised from 9 PM to 11 PM each week.

- **Cinema:** Open from 14.06 to 8.09, the cinema will operate daily, from 8.07 to 28.08 and only on Monday, Wednesday and Friday outside of this period.

- **Balls:**

\* Organised by Intermède (bar): on 13.07 with DJ Davy RONGERE.

\* Organised by the Domaine: on 20.07 and 15.08 with the orchestra Memories06.

- **Picnics:** Organised by the Domaine: on 27.07 and 21.08 with the *Objets trouvés* orchestra.

- **"Incredible talents at the Domaine":** This event, which had been the subject of a call for applications in a previous Flash, could not take place due to lack of registrations. Thinking that the idea of a competition could be the reason for this lack of enthusiasm, the Board of Directors has decided to make a new attempt by insisting that it will not be a competition, but simply a friendly evening at the Chapelle du Domaine during which previously registered volunteers of all ages can share their talent (song, dance, theatre etc.).

To register, simply send an e-mail to [judith.piovetti@pindelalegue.fr](mailto:judith.piovetti@pindelalegue.fr) with your surname, first name, age, status (partner, beneficiary, tenant, guest), information about your stay at the Domaine (starting and ending dates of the stay, address of the parcel) and finally the talent that leads you to participate in this evening.

- **What's new in animations.**

- Two evenings with clown show, ventriloquist and magic will be organised by the association Intermède at the open air cinema of the Domaine.

The Board of Directors wishes to make a special effort for young people.

#### **PERSONNEL:**

- **Reorganisation of the Services.**

The hierarchical organisation chart of the staff has been modified and validated by the Board of Directors.

- **Update on the recruitment of seasonal workers.**

Recruitment is advancing well. Candidates will be informed very soon of the outcome of their application, but a facilitator-coordinator has already been hired.

#### **FINANCES:**

- **Taxation.**

##### **1°) VAT appeals.**

Maître NAHON has sent the Administrative Court of Toulon his final brief in reply to that of the tax administration.

##### **2°) Corporate law.**

The Domaine has asked the WABG firm, with the help of a lawyer specializing in real estate law, to consider a change of the legal structure of the SCI and to propose a possible solution to resolve the problem of VAT taxation.

- **Partners' Balance.**

It appears that on 31 December 2021, the number of defaulting partners who are not up to date with their expenses represents an outstanding amount of €271,092, broken down as follows:

- 18 files were sent to the lawyer on 31/12/2020 (€156,774);
- 3 files were sent to the lawyer in 2021 (€27,821);
- 29 files that will eventually be sent in 2022 (€86,497);
- 1 file was settled in 2021 (€18,447).

Partners who are not up to date with their 2021 charges on 28 February 2022 will soon receive a reminder letter asking them to pay their balance within 30 days from receipt of the letter, otherwise their right of use will be suspended on 1 July 2022.

- **Preparation of the 2022/2023 budget.**

The draft budgets for 2022 and 2023 that will be proposed to the General Meeting will be adopted at the next Board of Directors meeting.

Attention is drawn to the amounts of invoices to be issued concerning the invoicing of water and tourist tax to partners who represent for the year 2021: €395,685

#### **OTHER BUSINESS:**

- **Amendments to the Internal Rules – Administrative part.**

The Board of Directors has made some changes to this document. Once validated, this document will be submitted for your approval at the general meeting on 13 August 2022.

- **Change of operator for the optical fibre.**

The Board of Directors has decided to change operator in favour of SFR.

- **Audit of WiFi reception.**

An audit of the current facilities will be carried out by a service provider other than Osmosis in order to identify the current problems encountered with WIFI.

- **Tourist tax for tenants.**

It is up to the partner who leases her/his facility to make the declaration to the tourist office of the city of Fréjus. The SCI proposes to make the declaration form available to partners who wish to do so.

### CALL FOR APPLICATIONS TO THE BOARD OF DIRECTORS

**At the General Meeting on 13 August 2022, 3 posts will be filled for 3 years and 1 post for 1 year.**

**Applications will be received until 29 April 2022 at the latest (any applications received later will be cancelled).**

**Each candidate must provide a curriculum vitae, a statement of intent (1/2 page A4 maximum), an identity photo, a taxation notice for the 2021 housing tax for her/his main residence, a proof of CL and fire insurance for her/his facilities at the Domaine.**

**S/he must of course be a partner in good standing with the Articles of Association and the Internal Rules and not have other mandates within the S.C.I.**

**The term of office of the Co-managing director is entirely voluntary and requires significant personal investment. We invite future candidates to read the R.I.C.A (Internal Rules of the Board of Directors) on the Domaine website.**

**The Board of Directors will propose to future candidates to sign a code of ethics, prior to the elections.**

### REMINDERS

#### DELIVERY OF THE BADGE

We remind you that badges will only be issued upon presentation of a tax certificate and proof of insurance for your facilities (Main residence tax and/or Domain residence tax sent to your main residence or Income Tax sent to your main residence only). If you cannot prove a main residence, you will be affected by resolution 7 voted at the General Meeting of 14.08.2021 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 encourage you to use the pre-registration of partners and beneficiaries on the Domaine website at [www.domainedupindelalegue.fr](http://www.domainedupindelalegue.fr),

We remind you of the 3 types of operations possible with this system:

- 1 – Request for badges for the vehicle that you will use to travel to the Domaine.
- 2 – Application for resident cards for yourself and your beneficiaries registered at the Domaine.
- 3 – Registration for a new stay at the Domaine. In addition, do not hesitate to consult the online help that is available in the pre-registration section.

➤ **We remind you, below, of the procedure to follow to connect to the Domaine website:**

The website address is [www.domainedupindelalegue.fr](http://www.domainedupindelalegue.fr).

At the top of the site, click on "login". You are asked for a "username" and a "password".

Concerning the username: enter your hamlet name, followed by the block number, for example: "acassi.01" (put the point between the hamlet name and the block number).

Attention: for Rocco, write roco; for Bau Dou Ser, write bau.dou.ser.

Concerning the password: this is the general number assigned to the block, in 5 digits mandatory.

Enter your general number by inserting 0 (zero) to the left. Example: for general number 2430, write 02430; for general number 458, write 00458.

You can change this password to have a more personal one by following the procedure mentioned on the screen.

If you forget this password at the time of a new connection, simply click on "Forgot password".

Remember to enter your e-mail address so that your password can be sent back to you automatically.

Once logged in, click on INFORMATION, where you can read the messages from the Board of Directors.

**To receive information about the Domaine and participate in the dematerialized vote of future General Meetings**, we ask you to send your e-mail address to: [service.administratif@pindelalegue.fr](mailto:service.administratif@pindelalegue.fr) while indicating your name, surname and general number.

**Emergency alarm:** An emergency alarm transmitter has been installed at each of the sanitary installations. The latter must be used in case of a fire or serious incident. (see "safety instructions" on the last page of the 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. (see "safety instructions" on the last page of the Flash)

**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.

**Insurance:**

- Members are reminded of the obligation, each year when the badge is handed out, to provide us with proof of insurance for the vehicle(s), accompanied by the CL and fire insurance certificate for all of their installations.

- At the request of our insurance company, members whose two-wheeled vehicles remain in storage must, each year, provide us with their valid insurance certificate for the stored vehicle.

**Sanitary installations:** They are scheduled to open on 9.04.22. They will close as usual on 30.09.22.

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

**"Monster" skip:** 1 April to 31 October, Monday and Friday from 9:30 AM to 11:30 AM / 1 November to 31 March, Friday only from 9:30 AM to 11:30 AM

**Water meter:** Each partner is responsible for maintaining her/his own meter and in case of replacement, that can only be decided and carried out by the Domaine, the resulting costs are invoiced to the relevant partner.

**Maintenance of the facilities:** We remind you that you must regularly clean your parcels and the pine needles on the roof of your facilities.

**PPRIF maintenance of parcels:** The deadline for the execution of these works by the partner is 15.05. Nevertheless, the Board of Directors accepts a tolerance until 30.05. After this period, the maintenance works are performed by the Domaine, at the expense of the partner concerned, bearing in mind that all works must be completed by 15.06.

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

**Mail and parcel delivery:** The Domaine post office is closed to the public between 1 November 2021 and 30 April 2022. Mail is delivered to the post office boxes on Tuesday and Friday mornings. Only delivery notices for registered letters and parcels are distributed daily.

**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.**

**Telephone relay antennas:** From June 2022, there will no longer be an "Orange" telephone relay antenna within the Domaine. The Board of Directors has decided to contact the other operators so as to find out their intentions.

**Rubbish areas:** From Friday 1 October 2022 to 15 June 2023, all containers, household waste and yellow bins will no longer be grouped on the car park between the Post Office and the Arboretum, but behind the Tennis courts.

**Parking for boats, motorhomes and trailers.**

The Board of Directors has decided to study the layout of a number of spaces behind Les Petits Loups, reserved for the parking of boats, motorhomes and trailers **during the season** and to the extent of available spaces.

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

**Animals: Extracts from the Internal Rules (Updated in February 2019)**

- **Pets:** (Article 6.4)

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 30.05.2017, 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.

## CONSIGNES DE SÉCURITÉ

### - IN CASE OF FIRE -

- If you witness a fire outbreak, call the fire brigade at 18 or 112, notify the entrance station (either by telephone at 04.98.11.84.40 or via 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 -

- Notify the entrance station (either by telephone on 04.98.11.84.40 or by means of 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 circuits.
- 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.

**CORONAVIRUS - COVID 19**

**PLEASE RESPECT ALL GOVERNMENT MEASURES TAKEN IN THE CONTEXT OF THE COVID-19 PANDEMIC (wearing a mask, handwashing, social distancing).**

**Administrative building opening hours:**

Monday to Friday

09:00 – 12:00 / 13:30 – 17:15

Saturday morning

09:00 – 12:00

Closed on Saturday afternoons, Sundays and public holidays



web