

Prime Blue 3 NEWSLETTER – August 2020

Official information from the Board of directors
(Cengiz, Wenche and Eva)

Our common pool – owners' responsibility

We have chosen to have the pool opened this season even though we have less owners than normal present at PB3. The Turkish authorities have set strict requirements for the holiday complexes and the individuals who stays there, and the Board has chosen to have faith in our owners concerning hygiene – and was the first of all Prime Blue holiday complexes to open the pool.

However, we have had some serious issues this year with the pool. Issues that we have never ever had before. And that is unfortunately about children pooping in the pool. It has happened several times this season, and it is simply not acceptable. The Board believe our owners to be high class, and that implies securing that children use a special bathing suit outside swim nappies if the children are not potty trained.

Due to several incidents this season the Board has decided to claim a fine that will compensate for the costs and inconvenience for emptying, cleaning and filling the pool from the responsible owner. The costs for season 2020 are 1.000 lira.

The Board has also decided that the following procedure must take place if such an incident occur:

- The responsible parents remove the poop and alarm the caretaker
- The caretaker will empty the pool completely
- The pool will be left empty one day for disinfection and drying
- The pool will be filled up in stages as to prevent long term damages to the pool
- A fine of 1.000 lira will be given to the owner of the apartment through our management company

This fine, and procedure, also applies in case we need to empty the pool due to resident's behaviour concerning other matters.

This year two owners have got fined, but so far only one of them paid.



Mersindere
Arguvan Caddesi
Sokak 3625
09270 Didim



+ 47 92 65 1952 (Eva)
+ 90 (530) 175 10 00 (Sam)



Primeblue3Board@gmail.com



www.primeblue3.com



Security and safety

Even though we have had major repairs of all lifts this year, there occurred a lot of incidents in the lift of B1 this summer. The electric panel showed out to be 15 years old (even though our buildings are only 7 years old) and we had to replace it.

We have put on an automatic closing mechanism on the gates so that the gates will not be standing opened. Some owners have wanted gates with code locks – but we have discovered that such locks are quite easy to open from inside as they need to have a manual mechanism in case of power cut. Gates with code locks will not be able to keep locked at night – they will always be able to open with the code – and we have decided that all in all this provides worse security for us than what we have today.

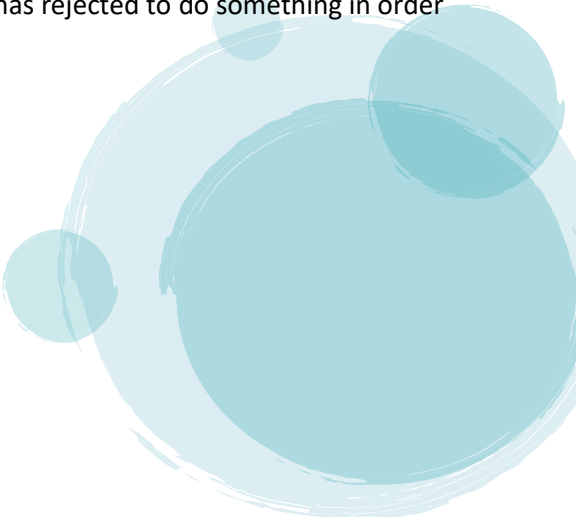
The road towards PB5 and around PB4 has been improved, and it is safer to use a car around the buildings.

We have over the years had different incidents in some of the apartments. This year we have had one apartment overflowed due to damages probably caused by an Earthquake many years ago. The owner did not have any insurance and had to pay all repairs himself. Luckily, no other apartments were affected by the damages.

We would like to remind you that having an Earthquake insurance is mandatory in our area, and that all homeowners should have home insurance. It feels very unsafe to know that maybe your neighbour will have some damages in their apartment and that it might affect your apartment, and that he does not have an insurance.

Most of us are in PB3 only when we have vacation, and hence many of us buy service from a company to look after our apartment when not in use. This will help to discover any damages caused by weather or leaks. But we recommend a yearly home insurance.

One owner has approached the Board with the problem that they feel easily overlooked by people using the new park, while taking outdoor showers. The park has most visitors after dark, as it is a bit too hot to use in the middle of the day – and we do not want a completely closed community in PB3, so the Board has rejected to do something in order to build in the outdoor shower.





The garden and pool surroundings

Most of our budget has this year been used to improve drainage around B-block and the lifts in B-block. But we have also made some minor improvements in the garden and surrounding the pool.

- We have put more decorative and larger flowerpots at the entrances
- The garden of A3 has a classic woman sculpture
- We have bought and put in some garden lights
- We have got a clock on the wall for those at pool to follow the time
- We have bought umbrellas for the tables
- The caretaker has made more solid umbrella stands

The Covid-19 situation

We have taken protective actions due to corona. We have put up signs with rules for distance and disinfection. We have also put up signs outside each gate that due to Covid-19 no visitors are allowed in public areas of PB3.

Financial situation

Our financial situation is very tight. We have used all extra money in the budget that was put aside for repairs.

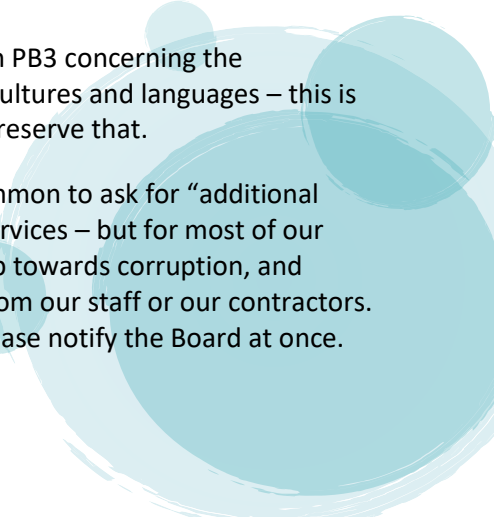
For next year we need to budget for 2 more electric panels for B2 and B3 and be prepared to do more improvements and repairs.

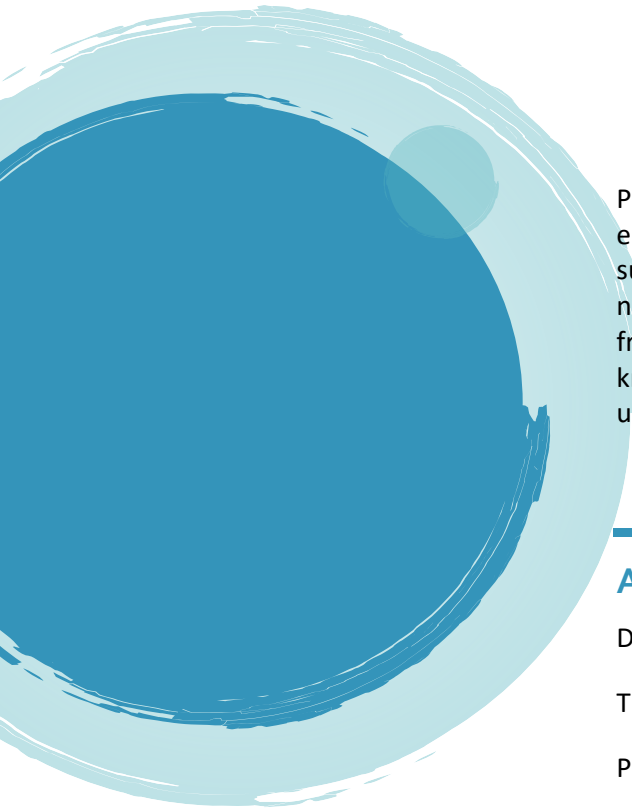
Our buildings are starting to demand more maintenance as the years go by and all owners must be prepared for the maintenance fee to rise because of these needs.

The atmosphere of PB3

We have achieved something special in PB3 concerning the atmosphere on cross of nationalities, cultures and languages – this is typical Turkish - and that we need to preserve that.

In the area of Didim it seems quite common to ask for “additional cash” as a kind of extra payment for services – but for most of our owners this is regarded as the first step towards corruption, and something the Board will not accept from our staff or our contractors. If anyone observe this taking place, please notify the Board at once.





PB3 has also agreed that we will keep our surroundings classic, and environmentally friendly. This means no plastic decorations or plastic substitutes for natural environments, and no use of chemicals. Instead natural solutions should be sought. This also to keep our surroundings free of severe health hazards to our owners, as plant chemicals is known to cause cancer and other dangerous side effects for those who use the chemicals or for owners who use the produce in our garden.

AGM 2020

Date: 01.10.2019

Time: 12.00

Place: Prime Blue 3 Sitesi, Mavişehir Didim

AGENDA OF THE ANNUAL GENERAL MEETING (AGM)

1. Registration in order to determine whether there is a majority of owner's present.
2. Electing a chairman of the meeting, and other members in a committee to run the AGM.
3. Vote to give power to the committee to run the meeting and sign the minutes of the AGM.
4. Reading the activity report from the board leader, explaining the income and expenditures of the year 2020.
5. Reading the auditor report of 2020.
6. Acquitting the Board of Directors and Auditor respectively.
7. Electing new board of Directors.
8. Electing auditor(s).
9. Wishes and request for improvements for 2021.
10. Discussing the estimated budget for 2021.
11. Discussing and deciding the management fee for 2021, the payment plan and the consequences for late payers and non-payers.
12. Give power to the Board of Directors to sign contract with third parties or companies
13. Other subjects that owners want to discuss.
14. Closing the meeting.

In an owners meeting (GM) you can attend either in person or by using the attached form (proxy), where you give someone else your power of attorney. An owner of Prime Blue 3 can maximum get 2 proxy in addition to his own, and in total use three votes.

The power of attorney must be given at the one that according to official papers is the right owner, the signature must be form the owner, and in case of two proxies from the same owner to different person the vote will be annulled.

Best regards from the Board of Directors, Prime Blue 3

