

Newsletter

Prime Blue 3

March 2019

Edition 1, Vintage 3

Winter storms

The winter storms were heavy this year, and we recommend our owners to check their apartments for potential humidity and leakage. If you need help to contact / communicate with your insurance company, please contact Sam.

We will need to look further into the drainage issue for the outdoors, and seek possible improvements before next winter.

However, in Turkey they seem to accept this as an yearly event and that the humidity easily dries up during spring.

Maintenance of the pool and pool area

Our site is turning 6 years in 2019, and a larger effort will be necessary the years to come.

This year we will change the sand filter, re-tile and change pipes in the over-flow storage and the pump room. The existing pump for the large pool will undergo service. We will also buy a separate pump for the Jacuzzi – as many owners have asked for this.

We have had to replace the rails for the small children's pool, because it was damaged once again last year.

A professional company will clean the pool, and if necessary, the tiles in the pool will be re-grouted before the season starts.

The tiles around the pool will be cleaned and polished, and re-grouted.

This year we have had all the mattresses for the sunbed cleaned professionally, and one umbrella needs to be replaced after last season.

Several owners have asked for more tables and chairs, so we have ordered 3 new sets, with six chairs each, for the pool / garden areas.

The existing white chairs and tables will be used in the basement of A-block where we will try to finish the «play-ground» before the summer begins.

We have managed to get internet this season around the pool. The router is outside the caretaker apartment, and this year is a year where we will try out the solution.

Our surroundings

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The municipality – Belediye – has started up their work on the road between PB3 and PB5.

We have also been told that they will make a pavement.

This will make surroundings of Prime Blue 3 look more nice.

Our buildings and gardens

The external companies that put in quotes, and who could give us a legal invoice, were extremely expensive.

Our caretaker, Salih, has experience from painting for professional companies, and he was willing to take on the extra work. We decided to go for that solution, and has paid him extra salary for the paint-job he's doing. He has so far scraped, primed, and painted A-block.

In order to reach high up, we bought scaffolding. Earlier we have had to borrow a ladder from one of the other complexes, but with the scaffolding, Salih will be able to reach higher in a safe manner. He will start on B-block as soon as the weather permits that and the buildings are dry enough. During 2019 our buildings will be painted.

When all our walls have been painted, it is VERY visible that some of our owners have not yet painted their rails or balcony walls.

Please see earlier newsletters from June 2018 for the correct paint and colours – and please finish this within the end of 2019!

The lifts in B-block are now, as the rest of our buildings, 6 years old. They need upgrade and repairs in order to be safe! Keeping the lifts maintained and safe is extremely costly. We pay 300 lira each month for maintenance, and plan to spend 3000 lira on necessary repairs.

If you spend many months in PB3 during the year, you may want to get the government available internet. PB3 has had this from the beginning, PB2 has installed it this year. Some owners have this internet solution, as the cables are already in the walls. It costs about 70 lira per month, and you'll have to sign up for minimum 2 years. There might be some costs when it comes to connecting your internet as well. Contact Sam for more info if you're interested.

We have made an agreement with Prestige about the water for this year, and got the promise from Bekir himself, that we will be able to take over the well-water, that is situated in

our grounds, when the board of PB5 has been established.

With spring, also comes the opportunity to improve our gardens. We have some new plants and trees for this season. We have tried to plant more flowers on the shadowy side of PB3, and also "thirsty" trees and flowers in the row between A-block and B-block in order to keep that area dryer in the winter season. We are also trying to make the flowerbeds more elegant this season, and Salih has as well made a raised bed for herbs and other edibles next to the barbeque area and the pergola with the grapes.

Financial situation

The maintenance fee was raised to a high level last GM. Already we feel the increase in many of our expenses, so that was wise! The prices for goods and services has gone up lately, and minimum wages has once again increased.

The government has put some special demands and regulations that apply to holiday complexes like ours. That gives us more expenses than those living on a permanent basis in Turkey. We need to have professional companies to check the pool, the fire extinguishers, the lifts etc.

So far, about 20 owners out of 57 have paid the maintenance fee. We put money that are not yet to be spent in a euro-account, and in a high-interest account. We need to be prepared for eventualities that might occur.

Meetings with owners during the season?

At the moment there are 21 apartments owned by Turkish speaking, 28 apartments owned by Norwegian speaking, 2 apartments owns by Russian speaking, 2 apartments owned by Swedish speaking, 2 apartments owned by Belgic speaking and 1 apartment owned by

Danish speaking families. Then a Turkish company owns the restaurant area and the hamam area, and another Turkish company own/represent the two non-paying apartments.

Most of the Scandinavian owners attend the general meeting, which – according to the Management Plan – that was established when the first Board was elected – must be held in the first week of October each year.

Some Turkish owners have asked to change the date of the GM, and that is possible. In order to do so, we need at least 80 % of the total owners present or by proxy. Last GM we had 67 % of the owners present or by proxy.

Because most of the Turkish owners are spending their summer vacation at PB3, I will arrange meetings during July or August when I am present, and where issues can be

addressed. As soon as I know when that can be, I will let you all know.

As a board leader, I am of course available for all owners when I am at PB3, or you can contact me by mail, SMS, WhatsApp, messenger or by phone all year.

We will also try to make voluntarily social events for all owners – during the summer.

It would be, of course, preferable if the board or the board leader were more or less living at PB3. So, if any of you who spend a lot of time in PB3 would like to become part of the board from next year, please let me know! The person should be fluent in English, though. In order to communicate, and make newsletters and other information. Info is written in English, then translated to Norwegian and Turkish.

Season 2019

We are aiming at opening the outdoor pool about the 10th of April - just in time for the Easter holidays

