

Welcome

Owners' Meeting October 18th 2025

Chair of the Syndicat de Copropriété and STAK, Chair of today's meetings: Frans Aerts



Highlights since last meeting of 24th May

- Appointed new Rental and Marketing partner BungalowNet
- Rental guest satisfaction improved in 2025 compared to recent years
- Rental revenue for year still low compared to 2023
- Quality of the villas is improving, but still some complaints from guests
- Introduction of additional changeover days has proved successful with less pressure on staff, improved cleaning and added flexibility for guests
- New Owner's Guide completed and available for collection from Reception
- Unsuccessful restaurant operator left was no replacement



Format of Today's Meeting

1. Meeting of certification holders of the STAK

2. Assemblée Génerale of Syndicat de Copropriété

3. Drinks straight after the meeting (no break)



Contents of Today's Presentation

- 1. Election of the chairman, scrutineers and secretary of the meeting
- 2. Appointment of new Conseil Members

Rental Matters – STAK (EURL)

- 3. Conseil Update on Rental Matters
- 4. Rental Summary
- 5. Park Management
- 6. Budget 2026 EURL

Park Matters – Syndic de Copropriété

- 7. Conseil Update on Park Matters
- 8. Delegation authorising the Syndic to sign the Service Agreement
- Villas and Water Consumption Budget
 2026 Presentation and approval
- 10. Supplementary Provisional Investment Budget 2026 Presentation and approval
- 11. Any Other Business



1. Election of the officers of the meeting

President: Frans Aerts

Secretary: Jérôme Lassalle

Scrutineers: To be confirmed

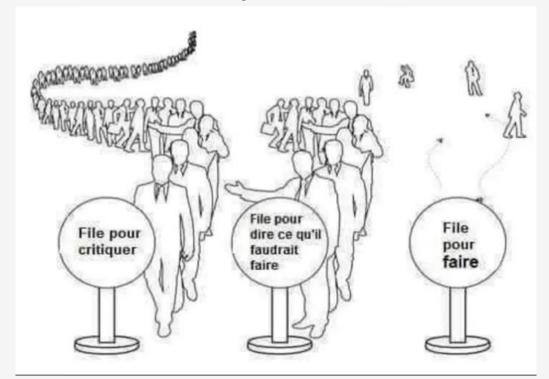


2. Appointment of voluntary Conseil Members

- The current Conseil Members were elected in May 2023 for 3 year term which expires in May 2026 (six months time)
- The wish of the current Members is to stand down and new volunteer members take over and be elected in May/June AG
- The September newsletter to the called for new volunteers but no responses were received
- If the existing members stand down with no replacements, this will have a serious effect on the operation of the park
- New volunteers urgently needed to work with existing members for a 6 month handover period up to next AG. A mix of nationalities is essential



2. Appointment of voluntary Conseil Members





2. Appointment of voluntary Conseil Members

- What we have achieved since the start of our current mandate:
 - 4-star certification renewal
 - Setting up a temporary replacement team
 - Recruitment of a Park Manager
 - Recruitment of a Restaurant Service Provider
 - Re-organisation and replacement of staffing structure to improve service levels and better value for money
 - Recruitment of an Assistant Park Manager
 - Change of rental service provider
 - Increase in guest satisfaction through a variety of measures



2. Appointment of voluntary Conseil Members

- What remains to be accomplished:
 - A sustainable solution for the restaurant.
 - Recruitment of an assistant manager (again)
 - Multi-year work plan Co-ownership (through external consultants)
 - Regulations aligned with French law Internal regulations
 - Union call for tenders (mandatory every 3 years)
 - Review and modernisation of the rental contract
 - Quicker and wider enforcement of various breaches in the Co-pro regulations



RENTAL MATTERS (STAK/EURL)



3. Conseil Update on Rental Matters

- Strategy is to increase rental revenues so that income covers the costs of ownership. The benefits of the additional income will enable further investment in the villas to retain and improve their quality feel.
- This will be achieved by:
- Improved marketing to achieve a higher occupancy rate and rental revenues in the mid and low seasons;
- a reduction in the need to discount headline pricing to ensure occupancy;
- a greater degree of customer satisfaction as a result of improvements to the park and to the guest experience which in turn will allow higher rents to be achieved in the peak season
- A new Rental and Marketing partner who is committed to working with us to achieve the highest possible revenues



3. Conseil Update on Rental Matters (cont'd)

- Changeover dates and Villa standards
 - For 2026, during the whole season changeover will be every day except in July/August where it will not be on Sunday. Check-out however will be possible in July/August on a Sunday
 - Villas continue to be allocated based on their quality standards, so bookings will be allocated to the best villas first
 - It is hoped that this arrangement will further incentivise owners to invest in improvements to unmodernised villas so that these will eventually all villas will be of a high standard
 - Thorough review of villas to be carried out in Autumn 2025



2016:

Owners' Meeting, October 18th 2025

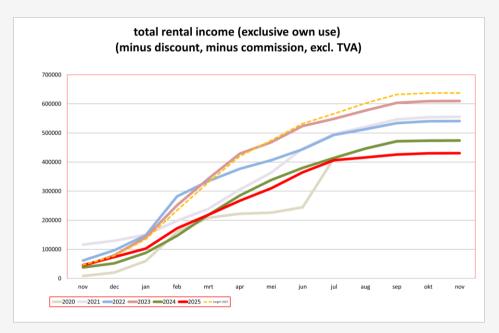
4. Rental Summary – to be updated by Finance Com

Average occupancy

Year: Guest Owner Total 2025: 555 2024: 11.2 + 3.9 = 14.4 week 12.7 + 4.9 = 17.6 week 2023: 13.8 + 3.1 = 16.9 week 2022: 2021: 11,0 + 1,7 = 12,7 week 2020: 8,2 + 2,2 = 10,4 week 2019: 9.6 + 3.0 = 12.6 week 10.5 + 3.5 = 14.1 week 2018: 2017: 10.3 + 3.0 = 13.3 week

10.5 + 2.4 = 12.8 week

Turnover minus acquisition fee excl. TVA





4. Rental Summary (cont'd)

HEADLINE SUMMARY FOR 2025

- Total rental income is approx. 25% lower than 2023 (approx. 10% lower than 2024) due to the need for discounting, but guest occupancy similar between 2024 & 2025
- Significant discounting was introduced as a result of FC recommendations due to the slow rate of bookings. This has resulted in occupancy rates at a similar level to 2024, but lower revenue/income
- Discounts were capped as many owners were unhappy with the insufficient weekly rent amounts in mid & low seasons
- Evidence of holiday and booking trends changing across the tourism industry



4. Rental Summary (cont'd)

WHAT DOES THE CONSEIL NEED FROM OWNERS?

- Continued investment in their villas to ensure that guests are happy which will result in higher rental revenues achieved
- All new Owners to enter into a Bail Commercial

HOW CAN THE CONSEIL HELP?

- Ensuring that the standards of maintenance and services on the park are improved so that the guest experience and impression of the park remains high or improves further
- Active improvement in park facilities and ensuring investment plans are achieved



4. Rental Summary (cont'd)

WHAT DO WE ALL NEED FROM THE EURL?

- Further improvements in the clarity of information provided to Owners about rental activities. This should be achieved by improved reporting tools from new rental partner
- Increased transparency in accounting for income and expenditure
- Increased occupancy rates working with the rental/marketing partner

HOW CAN THE CONSEIL HELP?

- Closely monitor the activities of new rental partner
- Consider a distinction between persons involved in the EURL role and persons involved in the Conseil role going forwards



4. Rental Summary (cont'd)

WHAT WE ALL NEED FROM OUR RENTAL/MARKETING PARTNER?

- Improved clarity of information provided to Owners about rental activities and returns
- Improved communications and overall experience for villa Owners and Conseil
- Increased revenue and occupancy rates working with EURL
- To develop inventive solutions to increase flexibility of rentals
- Improved marketing to other countries beyond the Benelux
- Improved marketing and initiatives for low and mid season rentals



4. Rental Summary (cont'd)

WHAT WE ALL NEED FROM PARK MANAGEMENT?

- A detailed audit of all villas on rental program to ensure that they meet the required standards at the start of the rental season
- Ongoing responsibility for quality of villas during the rental season ensuring accurate inventories and prompt repairs carried out at checkout
- Further improvements of all aspects of the guest experience
- Tighter control of staff to ensure that maintenance standards of the park remain high throughout the rental season
- A proactive approach to the improvement of all aspects of the park and rental operations



5. Park Management

LOOKING BACK AT 2025

- Villa changeover cleaning standards much higher with no guest complaints
- Some new initiates achieved/delivered, but others unsuccessful
- Improved guest experience but still complaints: damage to some villas not picked up on inventory; and villa and park condition
- Some problems with infrastructure (TV system, sewers etc)
- Latest restaurant operator failure. Food truck alternative mostly successful but lowers the image of the park



6. Budget 2026 EURL

BUDGET EURL	Part	ition	2026 Budget		
Summary Results EURL (excl. TVA)	All	Rent	all owners	rentals	2026 B
Service contract Syndic with EURL	100	0	149,650	-	149,650
Rental income with 65 villas	0	100	-	727,273	727,273
	0	100	-	-	
Other income with 65 villas	18	71	28,750	114,000	161,193
Bookings to account numbers that have expired (simplification)					pm
Total income	15	85	178,400	841,273	1,038,116
Touroperator fee	0	100	-	177,693	177.602
Personnel	28	72	77,874		177,693
Maintenance park	100	0	25,000	195,393	273,266 25,000
Office & general	36	64	16,330	29,070	45,400
Other rental related costs	10	90	2,215	19,935	22,150
Contingencies	58	42	14,000	10,000	24,000
Amortisation of fixed assets	50	50	1,750	1,750	3,500
Bookings to account numbers that have expired (simplification)					pm
Total costs	24%	76%	137,169	433,841	571,009
Paid to rental owners	5			407,432	
Net result			41,231		
Percentage Rental Partner costs rental owners					
Percentage EURL costs rental owners					

2025				
20	725			
Budget 2025	forecast 2025			
180,000	160,000			
850,000	600,000			
157,000	142,110			
pm	pm			
1,187,000	902,110			
233,750	165,000			
336,870	339,175			
19,500	31,000			
43,400	43,200			
23,150	23,200			
24,000	-			
3,500	-			
pm	17,500			
684,170	619,075			
503,130				
(300)				
27.50%				
13.31%				



6.) Budget 2025 EURL

EXPLANATION OF MAIN ITEMS

Service Contract EURL and Syndic	180k€	This is the annual cost that the EURL need to charge the Copropriete to ensure that their costs are covered. This is income to the EURL. (150k + Tax = 180k €)
Rental income	727k€	This is Park Manager's assessment of the likely revenues for 2025.
Other rental income	161k€	This is income from extras such as cleaning and bike hire as well as income from work
Tour operator fee	178k€	Fees payable to BungalowNet by the EURL which are a percentage of the rental income so will vary depending on the revenues received
Personnel	273k€	Staffing costs – Reduced significantly as some staff will be transferred to Co-pro to enable TVA savings
Maintenance, park	25k€	Materials and machinery costs
Office and General	45k€	Professional fees; IT support; Taxes; Postage, telephone; Insurance; Copiers etc
Other rental related costs	222k€	Compensation fund; Linen china and glassware; Golfettes; Cleaning materials etc



6. Budget 2026 EURL

2026 Highlights

- Rental rack rates will be 30% higher based on BungalowNet advice
- Active live monitoring of booking and pricing will take place on a daily basis to apply necessary discounts to enable maximum booking revenues
- Maximum discount percentages are capped so that weekly rental rates
- Live booking information will be available to all owners to enable of clearer picture of each villa's likely income throughout the year
- Payment dates likely to be the same as 2025, but this may improve in subsequent years



BREAK



PARK MATTERS (SYNDIC DE COPROPRIÉTÉ)



7.) Conseil Update on Park Matters

- Committed to supporting and ensuring that the EURL provides the best possible service for the rental operation as per the first part of meeting
- Committed to ensuring that the upkeep of the Park is to a high standard for the long term and remains as a RdT
- Wants to encourage Owners to become involved in all aspects of the management of the Park
- Sees the need to increase investment to ensure that maintenance is carried out and facilities improve due to underinvestment in recent years and general deterioration



7.) Conseil Update on Park Matters (cont'd)

- Committed to developing remaining 34 units
- Continue to prevent permanent residences by taking firm legal action through the Syndic
- Committed to further improving the appearance of the entrances to the park, the approaches, and areas surrounding the Reception and communal buildings
- Use and appearance of shared landscaping around villas needs to be carefully controlled. Planting improvements made by owners are generally accepted but owner's need to take some responsibility for the maintenance of new plants. Action will be taken against untidy villas
- However, the placing or building of new structures such as sheds or stores is not generally permitted other than within strict guidelines



8.) Delegation Authorising the Syndic to sign the Service Agreement

Under French law a Co-ownership may not conduct commercial activities, so it was necessary to to create a commercial entity to do this. It was necessary to create the legal form of a single EURL (Single member limited liability) as our operating entity in France. The EURL also acts as a service company to the owners and to the Co-ownership under an annual Service Agreement between those parties respectively for the conduct of all rental related activities.

The Service Agreement sets out the formal relationship between the two entities and the annual amount payable for the service, which is based on an estimate of the EURL's annual operating cost each year.

It is necessary for the Syndic to seek agreement from the Co-ownership to enter into a new contract each year.



9.) Villas Co-pro Budget 2026

MAIN ASSUMPTIONS

- The budget will be divided over 116 villas;
- The overall inflation % is not more than 3%;
- Major renewal and improvement items settled from the Investment Budget or, in certain circumstances, repairs through the Fond de Travaux (Reserve Fund)



9.) Villas Co-pro Budget 2026 (cont'd)

SUMMARY & KEY NUMBERS

- Total operating budget collection is set at 438k €
- Total investment budget collection is set at 100k €
- Total villa water budget collection is set at 38k €
- The budget will be called in quarterly installments, due on the following dates:

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01/01/2026
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01/04/2026

01/07/2026

01/10/2026



9.) Villas Co-pro Budget 2026 (cont'd)

Cost Heading	Budget 2025	PROPOSED BUDGET
Water communal	10,000 €	2026 ✓ 15,000 €
	,	· ·
Electricity	35,000 €	40,000€
Pool products supplies	7,000 €	7,000 €
Contract EURL	216,000 €	179,600€
Contract Green Spaces	45,000 €	55,000€
Pool maintenance contract	3,500 €	3,600€
Security equipments contract	1,600€	1,700€
Air conditioning maintenance contract	250€	- €
Tree cutting	10,000 €	20,000€
Pool supplies and maintenance	4,000 €	3,000€
Common roofs maintenance	1,800€	4,000€
Electricity maintenance	3,000 €	2,500€
Fire safety	1,500€	1,600€
Gate and barrier maintenance	2,500€	2,500€
Sewer network & pump maintenances	7,000 €	9,000€
General Maintenance	10,140 €	12,500€
Restaurant Repairs	5,000 €	2,500€
TV internet maintenance	5,000 €	12,500€
Internet and phone lines	2,500€	2,500€
Insurance	11,000 €	12,000€
Translations	1,600€	1,600€
Subtotal carried forward	408,350 €	413,060 €

Cost Heading	Budget 2025	PROPOSED BUDGET 2026
Brought forward	408,350 €	413,060 €
Syndic Fees	20,800 €	20,800€
VAT syndic	4,160 €	4,160€
Mail costs	1,000 €	500€
Electronic letters w/receipt	700 €	1,000€
General meetings	4,500 €	4,500€
Audit firms (statutory)	2,100 €	2,190€
Lawyers	2,500 €	3,000€
Council expenses	2,000 €	2,000€
Taxes	16,000€	16,500€
Baillif fees	- €	500€
Bank fees	50€	50€
Rental restaurant	- 5,000€	
Energy contract charging station	300€	300€
Energy charging station income	- 2,500€	- 2,500€
rental income villas 201	- 5,000€	- 5,000€
Co-ownership costs villas 201	5,000 €	2,500€
	430,000 €	438,600.00€
Investment budget	90,000€	100,000€
Individual water consumption	32,000 €	32,000€
	552,000€	576,600€



9.) Villas Co-pro Budget 2026 (cont'd)

EXPLANATION OF MAIN EXPENDITURE

Communal Electricity	40k€	Estimated cost of 36K in 2025 but prices are increasing and contingency included
EURL Contract	179.6k€	Agreed annual cost for the Service Contract between the Copro and EURL
Contract Green Spaces	55k€	This is for new landscape contractors and also costs for person who was previously employed by EURL
Tree Cutting	20k€	The Park spends around 17K a year on tree work in 2025. There is a long-term management plan for trees which needs to be adhered to
General Maintenance	12.5k€	For ad-hoc and unforeseen general repairs around the estate
Insurance	12k€	This has been re-negotiated and the cover for villa structures removed
Syndic Fees	20.8k€	Fees for the services of Audouard. Increase is indexed to the inflation of construction costs
Taxes	16.5k€	Amount based on the tax paid in 2025
Rental Restaurant	0€	Options for use of restaurant currently being assessed
Rental Income	5k€	201 is rented to the EURL for the use by the PM.



9.) Water Consumption Budget 2026

WATER CONSUMPTION BUDGET 2026

- Total budget is set at euro 38k
- An additional invoice for 50,000 euros was received at the end of 2024.
 1/3 was allocated to the 2024 budget and 2/3 to the 2025 budget
- This budget will be called in quarterly instalments
- This is called as a separate item as the water is used in individual villas
- Due on the following dates: 1/01/2026, 1/04/2026, 1/07/2026 and 1/10/2026
- Distribution is based on consumption in the last known year



10.) Supplementary Provisional Investment Budget 2026

	Proposed
Maintenance Investments including TVA - Estimate	2026
Terrace furniture restaurant/bar	5000
Painting external parts of Reception and Games/Laundry block	20000
Dig new drainage ditch / drain V85 - V84 - V83	1000
Extra go-carts	2000
Pathways to villas - install gravel	5000
Gardening machinery	5000
Childrens playground equipment/multisport equipment (surface)	4000
TV system upgrades (to include Fibre Optic & Internet upgrades)	20000
Gutters to Reception block and Games/Laundry block	20000
Refuse/Bin store refurbishment refurbishments	5000
Toilets by Fitness Room	
Entrance to Pool Improvement	3000
Improvements to Route de Beguey Entrance appearance	1000
Re-planting of various areas	5000
Provision for café/bistro establishment	4000
	100000
Carried Forward From 2024/25	
Amount to be collected from Owners	100000



10.) Supplementary Provisional Investment Budget 2026 EXPLANATION OF MAIN EXPENDITURE

Terrace Furniture	5k€	Replacements required whichever option is chosen for restaurant
Painting Reception Block + other	20k€	External re-painting to Reception block and, also Games/Laundry Block if funds permit
Drainage works V83- 85	1k€	Complete the work to the drainage ditch which is needed to stop flooding around these villas
Extra go- carts	2k€	Similar to existing ones which are always popular
Pathways to villas	5k€	Improving pathways to all villas is required over several years
Garden Machinery	5k€	Replacement of equipment and machinery as it ages
Children's playground	4k€	Install a gravel surface to the new playground equipment area

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TV Systems upgrades + fibre/internet	20k€	System currently being assessed to establish what alternatives there are to existing system. Likely to be expensive
Gutters to Reception	20k€	Gutters will be replaced to both blocks when the re-painting takes place
Refuse/ bin store work	5k€	A programme of renewals and repairs is required
Entrance to pool improvement	3k€	Works required to improve the gate area and surface
R De Beguey entrance	1k€	Works required to improve this area
Replanting	5k€	Replacing dead trees and shrubs. Watering regime required
Provision for café/bistro	5k€	Costs unknown, but provision has been made as some work likely for 2026



FOLLOW-UP FROM OWNERS' GUIDE

Current status Owner's guide Inconsistencies to be addressed What can owners contribute to solve this?

Hans Blom Hugo van Rossem



CURRENT STATUS & NEXT STEPS

 Owners' Guide issued in May, made available to owners (online & in mail boxes by the reception)

- Owners' Guide to be updated and modified, independent of any future changes in marketing partner (Q1 2026)
- **New today:** all identified inconsistencies, received owner requests, and questions asked that were collected during the compilation of the owner's guide.



IDENTIFIED INCONSISTENCIES, OWNERS' REQUESTS AND QUESTIONS

- As observed by ourselves or by those who reviewed our concepts (Number of owners, Council, committees, Ruud and Jérôme)
- Published as an incoming letter to the AG
 - Reason: to inform owners
 - Provide opportunity to discuss which issues to be addressed first
 - Provide input and/or support
- Proposed follow-up (to be agreed)



ESTIMATED EFFORT TO SOLVE ISSUES/ANSWER QUESTIONS

Larger effort Taking more than 20 workdays

Medium effort Taking between 5 and 20 workdays

Small effort Taking between 0,5 and 5 workdays



Identified inconsistencies/shortcomings

No.	Issues	proposal who	Effort
1	Co-ownership regulations contain matters that conflict with the law	Conseil	L
2	Some agreements in the MOU are no longer implemented	New Conseil	M
3	There is no formulated vision and strategy yet for the period 2025 - 2028	New Conseil	L
4	Agreed matters are not sufficiently enforced, causing negative spiral	Conseil	M
5	In addition to the voting results, no minutes are made of conclusions, commitments and agreed actions of AG and STAK meetings	Conseil	S
6	There are serious doubts whether risks are sufficiently covered	EURL	M
7	Emergency numbers not listed in app for guests and owners.	EURL	S
8	Information on owner's website is not up to date.	Conseil	S
9	Review information is not passed on to owners	EURL	S
10	There are errors in the bail commercial (e.g. taxe Foncière, TdH)	EURL	M
11	Implementation to create private gardens has not yet started	New Conseil	L
12	STAK certificate register is no longer maintained	STAK	S
13	It is unknown what the colors of the villa walls should be	Maint. cie	S



REQUESTS AND QUESTIONS

No	Received requests	proposal who	Effort
14	A single integrated list of rental requirements	EURL	M
15	Adjustment of bail commercial regarding the handling of claims	EURL/Conseil	S
16	Clarifying taxe d'habitation issues (incl BC adjustment)	EURL/Conseil	M
	Questions to be answered	proposal who	Effort
17-20	4 for insurance	Conseil (2)	S
		and EURL (2)	
21	2 for rental	Rental cie	S
21 22	2 for rental 1 for multi-year Maintenance plan	` ,	S S



Ongoing projects ready in 2025?

No.	Ongoing projects	Who	when ready
Α	Solving the problems with taxe d'habitation for owners with BC	EURL	?
В	Solving sewer problems in the restaurant	EURL	?
С	Asphalting of the roads	EURL	?
D	Restaurant rejection and problem solving	EURL	?
Е	What next for the restaurant?	Conseil	?
F	Implementation BungalowNet as marketing partner	EURL	?
G	Approach to self-renting or not to rent by new owners	Conseil	?
Н	Tackling the mess around a number of villas	Conseil	?
I	Development phase 4	Dev cie	?
J	Develop House Rules (to be done jointly with update of Règlements)	Conseil	?



PROPOSED TIMING

See letter to AG		1 nov 2025 till 1 mei 2026	1 jun 2026 till 1 okt 2026	1 jan 2027 till 1 mei 2027	1 jun 2027 till 1 okt 2027
Inconsistency 1	Adjusting regulations and drafting HR				
Inconsistency 4	Approach and processes for better enforcement				
Inconsistency 6	Check insurance coverage / better info for owners				
Inconsistency 10	Adjust bail for inaccuracies				
Request 2	Solving Taxe d'Habitation problems				
Inconsistency 3	Formulate strategy for the period 2028 - 2032				
Inconsistency 8	Process to keep owners' website up-to-date				
Request 3	Adjust bail for damage handling				
Inconsistency 2	Update Memorandum of Understanding				
Inconsistency 11	Make a plan to privatize the gardens				
Request 1	A single integrated list rental requirements				



Activities requiring relatively little effort

Carry out activities that require little time immediately, i.e. 2025

See letter to AG	Activity
Inconsistency 5	Deciding on and organizing the minutes of AG and STAK meetings
Inconsistency 7	Emergency numbers in guest app content
Inconsistency 9	Organize reviews to be sent to owners
Inconsistency 12	Appoint someone to manage the certificate registry
Inconsistency 13	Publish permissable villa wall colours
	Answering a question
Question 1	About checking the insurance of villas
Question 2	About arranging collective building insurance for villas
Question 3	Aout recording in bail that insurance is in accordance with the owner's obligation.
Question 4	About insight for owner about what is insured by the EURL
Question 5	Can owner book their villa outside the rental season for guests.
Question 6	About Q & A for rentals
Question 7	About when the revised Multi-Year Maintenance Plan will be available
Question 8	About structural feedback on actions and commitments at AG and STAK meetings



REQUEST TO OWNERS

Do you have any comments on the timing/prioritization?

To enable earlier start/completion of activities:

- Who of you is willing, for a specific activity, to contribute as:
 - Activity 'owner'?
 - o Team member?

Hugo and Hans can provide those who will carry out the activities with the collected information



11.) Any Other Business

- Questions from Owners have been answered via the Forum
- Questions raised Livestream answered
- Next meeting: Saturday May/June 2025?
- Drinks afterwards meeting (in the bar of the Restaurant)



END