

## **Works voted during 2021 General Meeting:**

### **Resolution N° 15:**

Continued refurbishing works in inner common areas - Painting lot & Flooring lot (1st floor) (date to be confirmed)

### **Resolution N° 17:**

Continued maintenance of woodworks on facades Block E East and Block F faces East and South (works to take place during autumn 2022)

The renovation of the woodwork on the facades located on the swimming pool side will be completed this year.

We must note the degradation of the wood of the claddings which does not guarantee the durability of the stains and especially for the facades most exposed to the sun. It seems necessary to consider now the replacement of these claddings and not to continue the renovation cycle for the less exposed and less damaged parts. Due to the intervention on isolated walls, it is recommended that we go through a preliminary study with a project manager.

This high-cost project will necessarily have to be spread over several years and will require a preliminary study. "

This work would take place by 2025 or later.

### **Resolution N° 19:**

Audit of the Forced Ventilation System including cleaning and rebalancing of airflows

The D2H company must intervene from May 16, 2022 for a period of 4 to 5 weeks to check the operation of the VMC. We remind you of the need for access to the apartments and therefore, if you are not present on site, to leave a set of keys available to the caretaker or the phone number of a local representative who will take care of opening the door as soon as necessary. of the company (as provided for in the co-ownership regulations). If in doubt, contact CIS to ensure the availability of your keys at the caretaker. We also recommend that you inform your tenants of this.

### **Resolutions N° 21 & 22:**

Audit of the common electrical heating system and of electrical cubicles (Works by Orkadis took place on 9<sup>th</sup> & 10<sup>th</sup> of November 21) :

Report was released, and necessary works have been identified.

Interventions took place early February 22 in order to fix:

- R4 résistor in block F was repaired as damage covered by the insurance of an owner (448)
- R3 resistor in block C was repaired at cost of the Owners Syndicate, filling of holes still to take place.
- Fault on R8 resistor in block C was spotted (apt 104/015) but owner disagree with the repair.

Electrical cubicle of Block C had a temporary repair by Idex before Christmas, permanent fix will be implemented (subject of a resolution during GM 2022).

The raise of the floor heating level resulted as expected in an increase of common electrical consumption (night hours rate) of about 12000€ but also generated a significant drop of individual consumption costs.

A review of Orkadis recommendations and use of new settings should take place (followed up by Mr Verollet from CIS).

### **Resolution N° 27:**

Roof extension above upper park entry in order to limit water ingress (awaiting contractor response)

## **Works voted during 2020 General Meeting:**

### **Resolution N° 18:**

Misc works at the swimming pool: Refurbishing concrete stairs (Completed in April 2021)  
But repair did not last with time and need to be re-addressed...

### **Resolution N° 19:**

Investigations for refurbishing the swimming pool decks.

The DPS company, which was entrusted with the study of the renovation of swimming pool decks, submitted a preliminary project proposing several coating solutions;

- In natural stone slabs
- In reconstituted stone slabs
- In deactivated concrete

and an estimate of the costs of these different solutions which today range between 110,000.00 and 160,000.00€.

(Copies of the project can be sent to owners upon request through the webs site)

The Council wishes to take the time to examine all the aspects of these solutions (maintenance, aging, implementation program before making its recommendations, an initial consultation of the owners and then proposing the project to a general meeting. It is also planned to combine this project with other work for the swimming pool (renovation of the toilets, replacement of the liner, etc.)

This work would take place by 2024 or later.

### **Resolution N° 20:**

Investigations for refurbishing the roof:

The DPS company, which was also entrusted with the study of the renovation of the roofs, had frozen this project following the placement under judicial administration. Due to its non-urgent nature, this project has, for the moment, been put aside and we are not able to present it at the GA.

This work would take place by 2026 or later.

### **Resolution N° 21:**

Maintenance of woodworks on facades Block A South; Block B West & Block C West (completed in Oct 2021)

### **Resolution N° 23 & 25:**

Refurbishing works in inner common areas - Painting & Floorings (2nd floor) Completed.

### **Resolution N° 27:**

Replacement of skylight roof windows in apartment N° 341 – Completed

### **Resolution N° 29:**

Installation of LED lighting on mast at lower car park stairs (works to take place ASAP).  
Order already placed but the contractor had no counterpart during the period under judicial trustee.

### **Resolution N° 31:**

Trees pruning (Completed week # 12)

### **Resolution N° 33:**

Repair of concrete gutter at upper car park entry. This project is stopped because of another solution voted during GM of April 21, decision to cancel will be taken after the second solution is found satisfactory.

**Resolution N° 35:**

Installation of barrier for pedestrians at the gate (completed in April 2021)

**Resolution N° 36:**

Arrangement of a parking area for bikes & motorcycles (Completed in April 2021, but quality not satisfying, will be reworked in May 2022)

**Resolution N° 37:**

Purchase of a new snow plough (Already purchased and commissioned)

**Resolution N° 39:**

Purchase of a new lawn mower (Already purchased and commissioned)

**Resolution N° 40:**

Purchase of a vehicle (quad) for the caretaker (Delivered in April 2021)