



Googletranslate Newsletter nr 3-2022

Hello all Bluemangoresidence!

Relatively few homeowners and tenants stayed at BMR this season 2021/2022, but after all slightly better compared to the 2020/2021 season. Reduced tourists and homeowners in the area have meant reduced income for restaurant owners and others with various service activities. Now we have to look forward to the upcoming season 2022-2023 and hope that both old but also new restaurants and other services open up. After all, some hotel construction is underway and new restaurants have opened.

Cleaningservice

BMCL has agreements with cleaning companies for cleaning, prices, etc. are stated in the document additional service. Mr Clean announced at the end of March that he wished to terminate his contract with immediate effect, which the board informed via email to all of you earlier. The reason for terminating the collaboration was stated, among other things, health reasons for his sister and difficulties in retaining staff due to reduced income from cleaning during the pandemic. This reduction is due to the fact that there have been few tenants on site and thus few cleaning opportunities. At present, there are 47 homeowners who use cleaning services relatively regularly via BMCL. Other homeowners arrange cleaning service themselves via direct contact with the cleaning service provider.

A meeting was held with Mr Clean in mid-May. BMCL emphasized that agreements and the price picture can be renegotiated annually, in which case this must take place two months before the turn of the year. If this does not happen, the agreement will continue. No such renegotiation has been announced by Mr Clean before 2022. Mr Clean mentions during the meeting that he may continue with cleaning until August with the current procured price, but that from 1 September it will take place at a cost increase of about 20%. The Board will not accept a price increase during the current agreement period. It thus remains to be seen how / if cleaning will be able to be ordered via BMCL performed by Mr Clean or not. The Board does not intend to bring this to any legal process.

Those who have ordered cleaning are asked to contact Customer Service Agent Som and inquire about which contractor performs the cleaning. The Board has commissioned Supervisor Moo to produce quotes from at least 3 cleaning companies before 2023, which the Board may then decide on. However, Moo has already stated that there seems to be a cool interest in this type of service company in the area, so it remains to be seen if any quotes are received and if BMCL can offer this service in the future?

Mr Clean has announced that he intends to continue with cleaning services directly to private individuals without an agreement with BMCL in the future. In cases where homeowner solve cleaning service directly with a cleaning company, this means that the homeowner has contact directly with the company and does not ask BMCL's staff for help with contact.

In connection with this, it feels relevant to address the issue of what types of additional services are perceived as attractive and will continue to be negotiated and can be ordered via BMCL. It means a

lot of work for the board to negotiate agreements with various contractors. If the interest from homeowners to use these services is cool and the profit is marginal for BMCL, some may be deleted. The Board intends to discuss this further and will return to the issue in the future.

Ongoing maintenance work / construction

As previously mentioned, the board has decided to expand the guard house, among other things, with an extended roof to get more protection from the sun in the guard house and that tinted windows have been installed. Inside the guardhouse, the walls are repainted. The mailboxes are renovated and moved to the side of the house. The toilet is being renovated and a shower is being installed. The house will have the same color scheme as the office.

Attach here pictures of work in progress so far.



Maintenance work

Painting of the hall and pump house / toilet at BM2 has been completed. Handyman continues various repairs and improvement work continuously. The guards replace each other by again high-pressure cleaning the roads within the area.

Corona

Some time ago, Moo, Som, Handyman and the guard Nin got infected with Covid-19. All have had mild symptoms and are now recovered. The absence of guards has led to increased overtime for other guards on duty. Moo and Som were able to perform certain tasks during their absence from home, while Handyman's pool attendant task was replaced by an external contractor. Due to absence, Som is behind with certain tasks but expects to be in phase soon.

All staff employed by BMCL have so far received two doses of vaccine. The board has recently decided to pay dose no. 3 to all staff. Dose three should be taken 4 months after dose 2 or 4 months after covid disease. This means that everyone should have received dose three before the season starts in October / November.

Insurance

Remember that if an injury occurs on insured property, this is a matter between you as a homeowner / policyholder and your insurance company. Any measures of damage / repair, etc. must always be planned and remedied by the insurance company, there is nothing to be done via the staff at BMCL. If interpreter service is required, BMCL's administrative service can be ordered.

The north wall

In a recent newsletter, the board informed that films and pictures of the northern wall have been sent to a Swedish construction company for a statement and proposals for possible measures to secure so that part of the northern wall does not collapse.

A simpler drawing with proposals for a possible solution has been received and discussed by the board. Discussion continues, but the board can state that the sloping wall and continued landslide is a very problematic situation for several reasons:

- It is difficult to carry out the work from the outside as the land is not owned by BMCL.
- Large level differences of the ground inside the wall and outside cause landslides in the event of rain.
- Get trust, participation and acceptance from the majority of homeowners when a possible proposals are submitted.
- Financing

The board fears that repairs and construction of the wall will be significantly more expensive if the wall collapses and action needs to be taken urgently. We keep our fingers crossed that nothing urgent with the wall will happen during the coming rainy season.

Emergency telephone number update

Supervisor has checked and updated the list with different telephone numbers that can be good to have access to if the need arises. The list is attached to this newsletter and can be found on the forum under *7.0 Other information*

Now we wish you all a really wonderful summer!

The board.