

BROS Meeting

Wednesday 9th September 2020
At 5.00pm at Lou Paradou

Summary Notes

Chaired by: Melanie Ancliff (Secretary)

1 Present: Melanie Ancliff (Secretary), Pauline & Alan Baker, Brian Gilkes, Jill Harrington, Jane Johnson (Translator), Andy Johnson (Notetaker), Jan Meier, Lesley & David Mills, Frances & Kevin Pearce (Membership Support), Gylly Rutherford, Ellen & Carel Schon, Bibi & David White, Gary Wilson.

2 Apologies: Angela & Bill Dupont, Carol & Lindsey Edwards, Thelma & Alan Gibson, Ann & Tony Godwin, Sue & Richard Hall, Dineke Meier, Avril & Joe Newman, Erika & Andrew Pibworth, Dorothy & Barry Richardson, Elizabeth Robb, Roger Sewell, Michelle & Lee Thatcher, Sheila & Ian Wood, Jennie & Mel Woodcock.

3 Welcome:

3.1 Melanie welcomed everyone to the meeting and advised that we would be having M. Paul de Coninck (Gerant), M. Pascal Jaunet (Directeur), Mme Michele Asseman (President of the Conseil) and, M. Richard Szczepanski (President of the Amicale des Lauriers) as guests.

4 Matters Arising:

- 4.1 Melanie advised that she would once again be looking to have future training arranged for both fire-hose (RIA) and defibrillator usage, that this would hopefully include some future summer dates so that visitors at that time would also have an opportunity to be included.
- 4.2 Melanie commented upon the very close working relationship that had been underway with the Amicale des Lauriers, until the lockdown commenced (and hoped that it would resume again soon).
- 4.3 The successful 2019 Christmas Carols event was briefly reported on.
- 4.4 Most other activities have been put on hold at the current time, with the exception of Archery and, the recent return of Social Boules (on Mondays).
- 4.5 Melanie advised that in the current circumstances, she hadn't been producing a weekly What's On Email but, there had been general email updates when specific issues arose.
- 4.6 It was expected that usual Matters Arising such as, speeding on the Domaine, the PLU, Enedis and the Pool would be dealt with at other points in the agenda.

5 Welcome to M. Richard Szczepanski - President of the Amicale des Lauriers

- 5.1 Richard thanked everyone for his invitation to the meeting and, expressed his honour in respect of the links that the Lauriers have with BROS. He particularly thanked Melanie for her collaboration over the last two years and, hoped that this would long continue.
- 5.2 Richard advised the date of the next Lauriers Meal (16th September 2020) and, their particular pleasure that (in the current situation) they already had 18 UK residents booked to join the meal.
- 5.3 Richard said that the Lauriers are continually looking to support activities which are

likely to help to integrate all of the nationalities represented on the Domaine;
international friendship was very important to the Lauriers.

5.4 He hoped that circumstances would allow for another New Year meal (some present had already booked) and, looked forward to seeing people supporting the event.

6 Welcome to M. Paul de Coninck – Gerant

6.1 M de Coninck thanked the meeting for his invitation and, he said that he particularly wished to pass on the thanks of very recently retired Directeur (M. Herve Jacquemin), for the cards and present received and his relationship with BROS over the years.

6.2 M de Coninck then paid his own tribute to Herve Jacquemin, with whom he had worked closely for 9 of M. Jacquemin's 19 years at Canebieres – he was a loyal, discreet, technically gifted Directeur with a unique set of skills. He was an excellent manager and adept at marshalling complaints on the Domaine (almost always in a calm manner).

6.3 As announced in previous Domaine documents, M. Jacquemin has now been succeeded by Pascal Jaunet (the former head of the Domaine works team) as the new Directeur. As a consequence, Julien Wasselin has been promoted from within the works team to head it up.

6.4 On Pascal's appointment, he advised that it would be very unreasonable to expect him to immediately come into the role with all the skills of a former Directeur (though he is already growing into the role and, had been shadowing M. Jacquemin for a number of months leading up to his retirement). M. de Coninck advised that Pascal has a wealth of technical knowledge relating to the management of the Domaine and, he has full confidence in his ability to be a successful Directeur.

6.5 David White (Lot 604) asked M. de Coninck about plans and usage of the 'helicopter area' (trailer storage area at the Lot 531 hairpin bend on Ave C) – particularly with regard to the tipping that seems to go on there.

6.6 M de Coninck advised that at the moment it was being used by EDF for equipment and excavated material and, that this would continue for a few years as there isn't really another location where this can be done. He said he was aware that another contractor on the Domaine had tipped material there but, this had now been stopped.

6.6.1. Jane Johnson commented on the issue that some of the disruption at this location isn't just as a result of EDF activities but, that quite a number of Domaine residents seem to see it as an area where they can dump their rubbish (either through the barrier when open or, over the edge from the roadside).

6.6.2. On the wider subject of EDF works, M. de Coninck gave a quick summary of the phases of their future works – new transformers and electric boxes will soon be delivered to the next zone where the electric boxes will be replaced and connected. This is being done with new cabling – the old cabling simply being left in the ground.

6.6.3. Jan Meier (Lot 670) commented on the old cables being cut, including the Earth cable.

6.6.4. M. de Coninck confirmed that with the new works, EDF would not be installing Earth cables and so, once the new supply has been connected, it will be the responsibility of individual plot owners to provide their Earth connection. You will receive advance notification from EDF for your own Plot's work, so that you can plan for your own Earth; the Domaine does have testing equipment to check the conformity of the connection but, an electrician will be required to make the connection.

6.6.5. David Mills ((Lot 537) said he was worried that they would not ultimately get a connection due to where they were located.

6.6.6. M. de Coninck advised that all properties on the Domaine would ultimately be connected to the new system; EDF's approach has been to start there works in the most problematic areas.

6.7 Gylly Rutherford (Lot 542) raised both direct and indirect issues regarding donkey droppings at their location – the extreme mess along some trails and the resultant violation from an infestation by horseflies. She was aware of some installations on the Domaine to mitigate the horsefly issue (at the Pool, Peynier and near Lot 536) and wondered if more could be installed at key locations (either by the Domaine or privately). Additionally, could the droppings be cleared?

6.7.1. Melanie suggested that another installation where the donkeys graze might make sense.

6.7.2. Richard commented upon what appears to be an extreme year for the issues with horseflies.

6.7.3. M. de Coninck said that they would look into the cost and possibility of additional installations.

6.8 Andy Johnson (Lot 531) once again raised the issue of speeding on the Domaine (particularly on Ave C but doubtless at other locations as well). In addition to the safety issue, there was particular intrusion not immediately adjacent to their property (as the hairpin bend naturally slows traffic) but from the straining engines of vehicles racing up from the Ave C/F junction and, down from the Ave B/C/H roundabout. In addition to shorter term summer visitors, there are many perennial speeders from longer term residents – speeds in excess of 50-60kph are not uncommon. The question is what can the Domaine do about the issue before there is a serious incident?

6.8.1. M. de Coninck said that he recognised the issue but that there was little that the Domaine could do directly to sanction any speeding offenders. Solar speed sensors are a potential contribution (indicating individual speeds to drivers in realtime) but expensive and, the Domaine would have no legal authority to impose any sanctions without secure evidence.

6.8.2. Andy suggested that without the opportunity to have 'policing' management, that only physical solutions such as the speed humps near the Pool are likely to have any meaningful impact (in that stretch of Ave C, it would probably require 4 speed humps to be effective).

6.8.3. M. de Coninck said that while the speed humps near the Pool fully comply with standard specifications, there have been complaints that they are too much trouble for drivers. He said that he recognised that some people with properties high on the Domaine find it frustrating to drive all the way there at 30kph.

6.8.4. A couple of people, including Kevin, suggested a process of 'naming and shaming' speeders (and even voiding their vehicles access for a time after repeat offences).

6.8.5. Ultimately, no actions on addressing or resolving the speeding issue were proposed by M.de Coninck.

7 Welcome to Pascal Jaunet – Directeur

7.1 Melanie specifically welcomed Pascal to the meeting, saying that we were very pleased to learn of his and Julien's appointments and looked forward to working with them in the future. Pascal thanked the meeting (and no further pressure was put on his developing English language skills).

8 Welcome to Mme Michele Asseman - President of the Conseil

8.1 Michele said that she was honoured to attend the meeting once again.

8.2 This year the Conseil have had an even closer relationship with the Domaine management, particularly in respect of decisions around the Covid 19 issue and, the development at the main Pool.

8.3 Michele wanted to stress the ongoing issue of vegetation management on the Domaine, including the issue of pine tree removal and, increasing issues which can be linked to climate change (more extreme weather events and their impact for

damage to plots and the causing of drainage issues). Each property owner is responsible for these issues within the bounds of their own plot and, while the majority of people have been vigilant, there remain a few 'reprobates'.

8.4 Michele was very keen to advise the meeting that the Conseil remains very pleased with the way the Domaine is managed and, how information is shared regarding wider projects.

8.5 Michele concluded with comment and thanks regarding the way in which Gilles had stepped in to establish the 'Bistro' at Lou Paradou in the absence of the shop/restaurant lease-holders being unable or unwilling to continue their operations.

8.5.1. Melanie asked what the position now was regarding the 'Bistro' – M. de Coninck advised that in contractual terms the Domaine was in a difficult position in trying to terminate the lease within its existing tenure. It may be that a resolution can only be arrived at by going through the courts but, he hoped that there might be some meaningful update before the end of October.

8.5.2. A number of people also wanted to voice their thanks to Gilles; Melanie commented not only upon the smooth working of the operation but also, how (longer term) Lou Paradou could make for a better location for a Domaine restaurant.

8.5.3. Additionally, Melanie suggested that action could be considered to limit the number of vehicles parking directly outside Lou Paradou, potentially allowing for better infrastructure to support access by disabled people.

9 Treasurer's Report

9.1 Tony Godwin has advised that (as last year) a copy of the financial report for BROS would be circulated in January.

9.2 Tony had also sent a message advising that, whenever possible, the payment of membership subscriptions directly into the UK bank account would be helpful.

9.3 Melanie commented that, given the degree to which Covid 19 had impacted upon the scale of wider activities, other than our retirement gift to M. Jacquemin (a bottle of Single Malt and a pair of Darlington glass tumblers), there had been no untoward expenditure.

10 Secretary's Report and Thanks

10.1 Melanie conducted a small round of specific thanks; to Tony for his work as Treasurer, to Jane for here translating contributions (particularly recognising the time it must take over the technical and legal elements of Domaine documents), to Andy for notetaking, to Francis and Kevin for managing the refreshments, to Pascal for the meeting setup and, to Chantal for her admin support.

10.2 A request had been received from Roger Sewell (Lot 555) that it should be possible for members unable to attend the meeting in person to participate via Zoom. This request arrived too late to arrange for this meeting but it will be set up for future meetings to facilitate wider participation for all members.

10.3 Melanie also stressed our thanks for the fantastic work of the Domaine team, in the unusual circumstances of this year; winter floods x 2, prolonged exceptional rainfall, extreme winds, exceptional heat in August and Covid - 19. She gave the specific example of their work in retrieval and repair during the significant floods – the bridge repair, the bottle bank retrieval, the road repairs and much more.

10.4 The above events had also impacted other workers and tradespeople in either their ability to carry out work or to obtain materials.

10.5 Prior to the arrival of the Covid-19 pandemic various activities were organised by both individuals and the Lauriers these included: coffee mornings at Lou Paradou; scrapbooking; boules; archery; dance and line dancing, cards and board games; walks; picnics, Christmas Carols and a tour of the Domaine by Santa's sleigh; New Year's Eve 'Reveillon' meal and party. During August various musical soirées were

held outside Lou Paradou and activities eg.water aerobics took place at the large pool.

10.6 Nicole Rouy has continued to open the Library, next to the post room, throughout the year (Covid-19 restrictions permitting) every Tuesday from 10:00 - 12:00. She asks me to remind you that there are a large selection of English books, board games and packs of cards which can be borrowed.

10.7 The exchange cabin, next to the works team's base and garages, is there for book exchanges. We are asked not to leave books in the post room, but to use the cabin.

11 A.O.B.

11.1 Thanks again to all the guest speakers and, here's hoping that we can have greater attendance next year.

11.2 Richard wanted to remind everyone of the information facilities on the Lauriers website (<https://amilauriers.fr/>), for example the opportunities to post for swapping goods or sharing equipment. There is also a '[Vigilance](#)' page, updated daily with information about local fire-risk and, (in the winter) river levels.

11.2.1. M. de Coninck advised that there was similar information on the Domaine website, particularly to the levels of the River Argens at Roquebrune - where this is recorded at +4.70m, the flood risk at the Domaine is dramatically increased.

11.3 Melanie stressed the value of both these websites to residents. Additionally, there can be some useful information found through the [Canebieres Facebook](#) page.

11.4 It should now be possible to access an updated English Translation of the Domaine Regulations via your login to the Domaine website.

11.5 M. de Coninck advised caution for anyone parking close to the bottle banks to access river 'beaches' and swimming (if they are parked beyond the Red/White {no vehicle entry sign} circular road-head signs) – vehicles parking here can and have been fined.

11.6 The next meeting will be held in September 2021, date and time to be arranged.