

INVITATION FOR THE GENERAL ASSEMBLY MEETING

Under the terms of article 34 of the Decree-Law nr 275/93, dated 5 August , and the texts introduced by the Decree-Laws nº 180/99, dated 22 May, nr 22/2002, dated 31 January and nº 37/2011, dated 10 March, and nr 245/2015, dated 20 October, as owner of a Real Right of Periodic Habitation at “Clube Albufeira” you are invited to attend the Owners General Assembly, that will be taking place on 23 November 2022, at 15H00, on the premises of Clube Albufeira, situated in Alpovar, Albufeira, with the following agenda items:

1. To deliberate on the Management Report and accounts with respect to the utilization of the “Condominium or Maintenance Fees” and contributions to the Reserve Funds, referring to the year ended on the 31 December 2021.
2. Examination of the “Administration and Maintenance Programme of the Resort” for the year 2023. This Programme will be presented by the management of the resort which will announce the value of the Maintenance Fees that will be charged during this year, and will inform of the plan for the use of the Reserve Fund on a maximum of € 315.000.00 (three hundred and fifteen thousand euros).
3. To deliberate that the use of the weeks for each accommodation unit can only be carried out by the owners or second-degree family members, as commercialization of those weeks, as part of Empreendimento Turístico Clube Albufeira, is illegal. According to current legislation there can only be one Management Entity, which in this case is Clube Albufeira – Gestão Imobiliária e Turística, Lda.
4. To inform that the apartments’ typology occupancy cannot exceed the number of people stipulated in DRHP (Real Right of Periodic Habitation) titles.
5. To inform that, and in accordance with DRHP (Real Right of Periodic Habitation) titles, pets are not allowed, at any time, inside the apartments.
6. To deliberate that the cleaning of apartments will be done on alternate days.
7. To elect the President of the General Assembly for Timeshare Rights Owners for the biennium of 2023-24.
8. To communicate, once again, that in the absence of payment of the maintenance fees up to 2 months before the start of the period of the corresponding title right, the owner of the accommodation units subject to the system of Real Right of Periodic Habitation may object to its exercise, according to article 23 of the legal system of periodical habitation, thus affecting that unit to touristic use during the period corresponding to that exercise.

We kindly request all Timeshare Rights Owners to update their contact details including email addresses.

Please confirm your presence by 11 November 2022 by email geral@clubealbufeira.com or by telephone 289570516 (Sónia Rodrigues).

Yours sincerely,



Clube Albufeira – Gestão Imobiliária e Turística Lda.
General Manager

Albufeira, 21 October 2022

Attachments: - Accounts and Management Report 2021 – Management and Conservation Plan for 2023

NB – the Owners will have to make proof of their entitlement in order to intervene or deliberate on this Assembly