

THE GUIDE OF THE CO-OWNER

**SYNDICATE**

For recall, all the appartements are dealt in co-ownership in Coudalère. The condominium syndicate is elected by the co-owners and is in charge of maintaining the common parts of the buildings on behalf of the co-owners.

During the general assembly, you will be able to vote on the functioning budget (maintenance contract, electricity, syndicate expenditures, insurances…) and for specific projects (building facades refurbishing, roof…).

 If you wish to proceed to any modification outside your appartment, you will be able to make your request during this general assembly. As each co-ownership is independant, some modifications can be authorized in one co-ownership and refused in another.

**A.S.L.I.C.**

The Association Syndicale Libre of Ile de la Coudalère (ASLIC) has as main duties to maintain its common parts (swimming pool, tennis courts, meeting room, Club House, offices…), as well as to insure common services (surveillance, green spaces maintenance, cleaning …).

Co-owners Representative

Chosen among the co-owners, the representative is elected in the general assembly and its main function is to transmit the co-owners requests to the ASLIC general assembly. The representative’s duty is to communicate to the co-owners all the information and decisions taken during this assembly.



**ENTERTAINMENT (Club Coudalère)**

Sports and leisure activities for children, young people and adults are proposed throughout the summer season : tennis, aquagym, aquabike, bocce, water-polo, zumba, pilates, cross training…

**CHARGES**

There are two distinct budgets :

* co-property charges (building, syndicate),
* maintenance and common services charges (ASLIC).

For recall, each budget is voted in the general assembly by the co-owners, or their representative. After approval of the accounts, savings can be observed, they will be either reimbursed or provisioned following vote.

**All news and information is available on the « Club Coudalère » Facebook page, and on the** [www.capcoudalere.net](http://www.xn--capcoudalre-69a.net) **website (*Projets* and *Documents* thumbnails)*.***

***Password access* : Coudalere (with a capital C).**

**The representative** forwards the request

A.S.L.I.C. Office

(made up of co-ownerships representatives)

A *REQUEST* can be submitted by :

an owner, a co-ownership representative,

or the direction of A.S.L.I.C.

HOW ARE DECISIONS TAKEN IN A.S.L.I.C.?

Request refused by the representatives

Request accepted by the representatives

Preparation of the project by A.S.L.I.C

***The representative*** is elected by the co-owners in general assembly of co-ownership

***Spécial*** ***mandate*** : the representative has to comply with the co-owners vote.

A.S.L.I.C implements

Representatives vote (special mandate) in A.S.L.I.C general assembly

Simple Project

Large-scale Project

Vote in co-ownership assembly

Vote in A.S.L.I.C. general assembly

***Examples of simple projects*** *:* purchase of deckchairs, renewal of technical equipements…

***Examples of large-scale projects*** *:* swimming-pool renovation, creation of new equipements…

Vote or initiative of the co-owners