

Il Rifugio Limited

Il Rifugio, Tenuta Pinelli, Via Campanina 75, Ogliastro Cilento, Agropoli 84043 Italia

General Meeting: 07 March 2021

Addendum:

1. Action assignments.
2. Rotation selection by our agreement.
3. Priority selection in three rounds. (Offered by Vicario and Davis)
4. Defined 10-year occupancy rotation. (Offered by Bill Hulse)
5. Selection by a single member for all owners. (Offered by Jeff Hoover)

A quorum present: JR & Denyse Davis, Glenys Hughes, Mark Hughes, Bill & Jan Hulse, Scott Angarola, Diane Zannoni, Antonio Del Vicario, Jeff Hoover and Maaike Jacobson and Joseph Zannoni.

This is the third meeting of the General Membership for management of Il Rifugio by its owners.

The Chairman Introduction: Welcome to new partners Jeff Hoover and Maaike Jacobson.

Minutes: By vote Il Rifugio partners accepted the 31 January 2021 minutes.

- Property Insurance coverage is in place to cover Il Rifugio.
- The 2021 management contract is in place with Pinelli Private Residences.
- Includes clauses for unscheduled cost events and quarantined residents.
- Cleaning costs continue to be analysed and alternatives considered.
- The swimming pool remains winterized, and a 7-day notice is necessary to open the pool.
- We continue land management discussions.

Treasurer: Diane Zannoni has agreed to take over from Dave Renard. Dave sold his shares to Jeff and Maaike.

- 2020 Expenses analysis continues.
- We are collecting 2020 and 2021 invoices from Nigel. (Pinelli Private Residences)

Land Management: Joseph and Scott

- Phase 1 goal is to define minimum agricultural maintenance requirements and reduce costs.
- Phase 2 goal is to assess the land and generate a comprehensive master plan to include:
 - The olive grove production and maintenance.
 - The vineyard variety, maintenance and production.
 - Solar power generation, geothermal heating of the pool and possible wind power generation.
 - Additional landscaping.
 - An updated Surveyors' report for Il Rifugio actual land measurements. (7.1 – 8 or 9ac)
 - Investigate the possibility of harvesting white and black truffles.
 - We discussed the possibility of planting the hazelnut trees.

Il Rifugio Structure: Scott

- Investigate the procurement of window screens for the 4 bedrooms.

Occupancy Rota 2022:

- Discussion resulted in the decision to sample each of the suggested methods for selecting occupancy.
 - As defined in our Details of ownership agreement.
 - Priority selection in three rounds. (Offered by Vicario and Davis)
 - A defined and fixed rotation in a ten-year cycle. (Offered by Bill Hulse)
 - Selection by a single member for all owners. (Offered by Jeff Hoover)

Newsletter:

- The January newsletter is published as a web page: [Il Rifugio Newsletter \(epnaao.com\)](http://epnaao.com)
- Additional input is solicited from all Il Rifugio partners.
- Local events and places to visit.
- Good and bad experiences.
- House updates.
- Italian cooking lessons.
- Language lessons.
- Local restaurants and bakeries.

Issues not covered from the previous meetings:

Reserve Fund: Additional discussion about establishing a reserve fund was continued to the next meeting.

Next Meeting: Sunday 18 April 2021 - 1700 GMT Zoom Meeting

Addendum: 1. Action Assignments

Chairman: Bill

- Negotiate with and continue our relationship with the property manager.

Treasurer: Diane

- Manage financial affairs of the company on behalf of the Shareholders.
- Establish and distribute a 2021 budget
- Collect 2020 and 2021 supporting invoices.

Secretary:

- Maintain accurate minutes of all meetings, documents, and correspondence.
- Establish and distribute an Il Rifugio newsletter. (January and July)

Scott and Joseph:

- Phase 1 goal is to define minimum agricultural maintenance requirements and reduce costs.
- Phase 2 goal is to assess the land and generate a comprehensive master plan.

All:

- Think about a reserve fund for the next meeting.
- Establish the 2022 method for scheduling.
- Document storage and access.

Addendum 2:

Application for and allocation of Entitlement The application process for allocation of Entitlement takes place between 1 September and 30 October in each Year (**Application Window**). During the Application Window each Member will submit to the Management Company by email his preferred Weeks for use of his Entitlement, such Weeks to exclude the Maintenance Period (when the Property will not be available to Members)

The priority which will be given to Members' requests under the paragraph above is as follows (representing a rotating 10-year period), where each number indicates the order in which Members joined the Company: IL RIFUGIO – RULES AND REGULATIONS.

Il Rifugio is a trading name of the Company Version dated 21.06.2020.

Year	2-week linked Entitlement	1-week X3 Entitlement
One	1, 2, 3, 4, 5, 6, 7, 8, 9, 10	10, 9, 8, 7, 6, 5, 4, 3, 2, 1
Two	2, 3, 4, 5, 6, 7, 8, 9, 10, 1	1, 10, 9, 8, 7, 6, 5, 4, 3, 2
Three	3, 4, 5, 6, 7, 8, 9, 10, 1, 2	2, 1, 10, 9, 8, 7, 6, 5, 4, 3
Four	4, 5, 6, 7, 8, 9, 10, 1, 2, 3	3, 2, 1, 10, 9, 8, 7, 6, 5, 4
Five	5, 6, 7, 8, 9, 10, 1, 2, 3, 4	4, 3, 2, 1, 10, 9, 8, 7, 6, 5
Six	6, 7, 8, 9, 10, 1, 2, 3, 4, 5	5, 4, 3, 2, 1, 10, 9, 8, 7, 6
Seven	7, 8, 9, 10, 1, 2, 3, 4, 5, 6	6, 5, 4, 3, 2, 1, 10, 9, 8, 7
Eight	8, 9, 10, 1, 2, 3, 4, 5, 6, 7	7, 6, 5, 4, 3, 2, 1, 10, 9, 8
Nine	9, 10, 1, 2, 3, 4, 5, 6, 7, 8	8, 7, 6, 5, 4, 3, 2, 1, 10, 9
Ten	10, 1, 2, 3, 4, 5, 6, 7, 8, 9	9, 8, 7, 6, 5, 4, 3, 2, 1, 10

Addendum 3: Occupancy selection

Priority selection in three rounds. (Offered by Vicario and Davis)

I think it is safe to say that the most popular times are April-October with a week or two at Christmas which in total is about 31 weeks.

With our present system these weeks would be gone after the 4th pick in our 2nd round meaning that 6 of every 10 years, we would only get 2 weeks during this time.

I would like to propose that we go to 3 selection rounds with the 2nd round being a single week and the 3rd 2 weeks. That would guarantee that every year we would get at least 3 weeks during the most popular times.

Some owners have expressed a desire to be able to link their weeks after the 1st round so we could make the 3rd round 2 weeks either linked or unlinked.

I would also like to propose that the 1st 2-week round be either linked or unlinked giving us more flexibility.

Lastly, rather than submitting our requests to Nigel I propose we choose our weeks in sequential priority order based on what weeks are still available. Personally, I find it much easier to choose knowing what is still available.

I think we showed with our 2nd round selections this year that it was quite efficient.

IN SUMMARY:

1st round: 2 weeks - linked or unlinked.

2nd round: 1 week (reverse order of round 1)

3rd round: 2 weeks - linked or unlinked (reverse order of round 1)

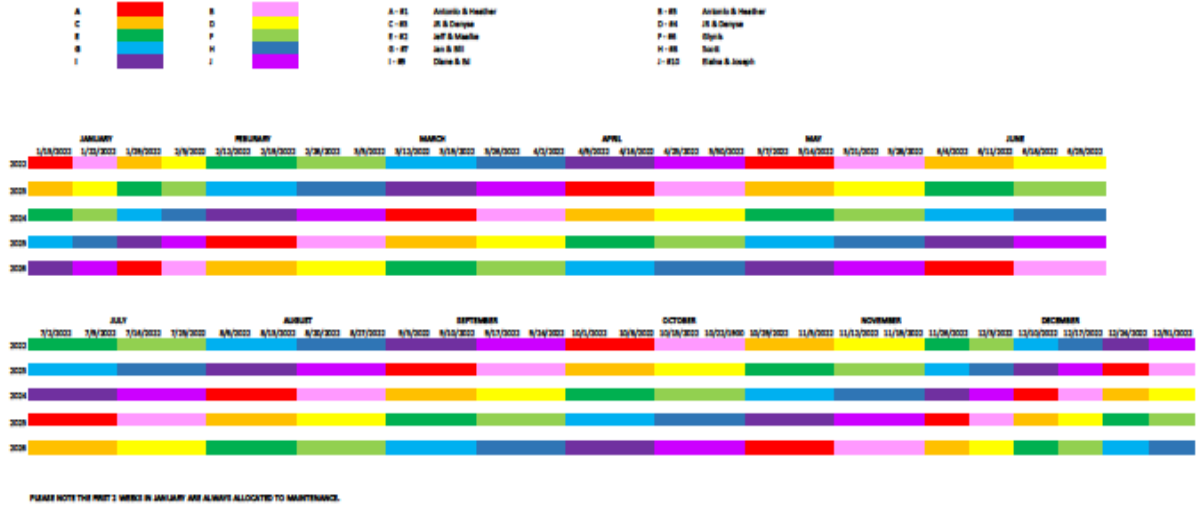
Selections to be made in priority sequence based on available weeks.

Start the process Sept.1st with the goal of completing by the end of Sept.

Thanks, Antonio.

Addendum 4: Occupancy selection

Defined 10-year occupancy rotation. (Offered by Bill Hulse) Excel document



Addendum 5: Occupancy selection

Selection by a single member for all owners. (Offered by Jeff Hoover) Excel document

2022 WyoCalendar.com
 8.05.2021 10:58:00 AM
 8.05.2021 10:58:00 AM

Month	Day	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Notes		
Dec 2021	1																																		
Jan 2022	1																																		
Feb 2022	1																																		
Mar 2022	1																																		
Apr 2022	1																																		
May 2022	1																																		
Jun 2022	1																																		
Jul 2022	1																																		
Aug 2022	1																																		
Sep 2022	1																																		
Oct 2022	1																																		
Nov 2022	1																																		
Dec 2022	1																																		

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 WyoCalendar supports importing data from Microsoft Outlook, Google Calendar, Yahoo Calendar and iCal.
 WyoCalendar integrates with Microsoft Word and Excel and includes a free date picker calendar.

Calendar	Start to End Date (MM/DD/YYYY)	Requested Dates	Notes
WyoCalendar	12/01/2021	12/01, 12/02, 03	12/01, 12/02, 03
WyoCalendar	12/04/2021	12/04, 12/05, 12/06	12/04, 12/05, 12/06
WyoCalendar	12/07/2021	12/07, 12/08, 12/09	12/07, 12/08, 12/09
WyoCalendar	12/10/2021	12/10, 12/11, 12/12	12/10, 12/11, 12/12
WyoCalendar	12/13/2021	12/13, 12/14, 12/15	12/13, 12/14, 12/15
WyoCalendar	12/16/2021	12/16, 12/17, 12/18	12/16, 12/17, 12/18
WyoCalendar	12/19/2021	12/19, 12/20, 12/21	12/19, 12/20, 12/21
WyoCalendar	12/22/2021	12/22, 12/23, 12/24	12/22, 12/23, 12/24
WyoCalendar	12/25/2021	12/25, 12/26, 12/27	12/25, 12/26, 12/27
WyoCalendar	12/28/2021	12/28, 12/29, 12/30	12/28, 12/29, 12/30
WyoCalendar	12/31/2021	12/31	12/31