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Dear Co-Owners, 21 July 2026

During the General Owners' Meeting, we discussed a number of topics. Although attendance was reasonable, we had hoped to welcome more owners.

However, one issue has now overshadowed all the others: the future of the board.

The current composition of the board is as follows:
- Chairperson: stepping down in September 2026.
- Secretary: stepping down on 31 December 2026.
- Treasurer: stepping down on 31 December 2027.

At present, there is only one candidate for the position of Chairperson. No one has yet come forward for the other board positions.

This means we have reached a point where we must seriously ask ourselves how the association can continue.

Without a board, the association can no longer carry out its responsibilities. As a result, all the plans and improvements discussed during the meeting will effectively become impossible. There will simply be no one left to make decisions, coordinate activities, or represent the association.

If no successors come forward, we will be forced to make far-reaching decisions.

This could include, among other things:
- routine maintenance of the jointly owned grounds being discontinued;
- breakdowns and faults no longer being addressed;
- the barrier gate remaining permanently open because its management and maintenance can no longer be organised, resulting in unauthorized parking;
- the lighting potentially being switched off;
- contracts with suppliers and maintenance providers being terminated;
- investments and improvements no longer being carried out;
- ultimately, the association having to be dissolved, with all the consequences this entails for the management of our jointly owned property.

It is regularly suggested that all activities be outsourced to a property management company. While this may sound attractive, it does not solve the real problem.

A management company can carry out operational tasks, but it cannot replace the board. Even if all work is outsourced, board members will still be required to make decisions, enter into contracts, approve expenditures, oversee the execution of work, and represent the association. In addition, costs would increase significantly, while the service would become more impersonal and much of the personal approach would disappear.

The board has therefore concluded that, at this stage, there is little point in requesting quotations or conducting extensive investigations into outsourcing options. As long as there is no realistic prospect of sufficient board succession, such efforts would add very little value.

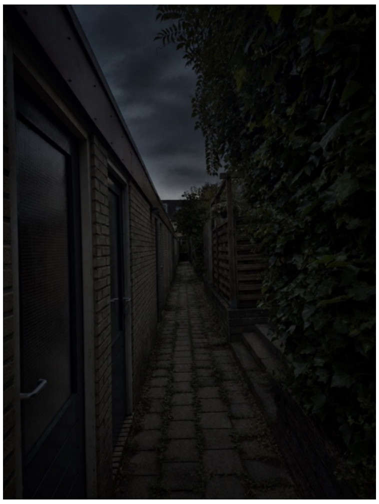
This brings us to the heart of the issue.

The question is no longer whether the current board will step down. That has already been decided. The only remaining question is who will take over the responsibility afterwards! There will, of course, be a transition period during which any new board members will receive a full handover and induction.

If no one is willing to take on that responsibility, the association will no longer be able to perform its duties. Maintenance will cease, faults will remain unresolved, facilities will no longer be managed, and the quality of our living environment will inevitably decline.

Eventually, the point will be reached where there is simply no board left to act on behalf of the association. At that stage, the association will no longer be able to function, and it will have to be determined how the association can be dissolved and what the practical consequences will be for our jointly owned property. A brief impression of what this could look like is shown below.

<for photographs, see the attachments>



This is not the board's wish, nor is it a threat or an attempt to put pressure on anyone. It is simply the factual consequence if no one is prepared to take responsibility.

The choice therefore no longer rests with the current board, but with all co-owners collectively.

We make one final urgent appeal to you to seriously consider whether you are willing to contribute by serving on the board. Not because the current board wants to step down, but because the current board will step down. Without successors, there will ultimately be no association left to organise the management of our jointly owned property.

The future of our living environment is therefore in all of our hands.

The Board
VMER

P.S. The VMER Board will be on a summer recess until 1 September.
Urgent emails will, of course, be answered as soon as possible.