



Autumn 2020 at the Nitza Pool



The Rosh Hashana fruit and honey composition was created and photographed by Marina and Vladimir in the new Pool kitchen

Dear Pool shareholders and friends

"For a much better year, full of health and joy". This is the ברכה we all pray for. You and all your family should get out of your „confined life“ and compensate for the missed months of personal freedom with a new positive spirit.

2020 started with a fulfilled dream: We were ready to celebrate with you in April the opening of our beautifully refurbished Nitza Pool. The plans were ready. All of us were excited to open the curtain for a new area in the history of our little Pool paradise. Man proposes, G'd disposes.

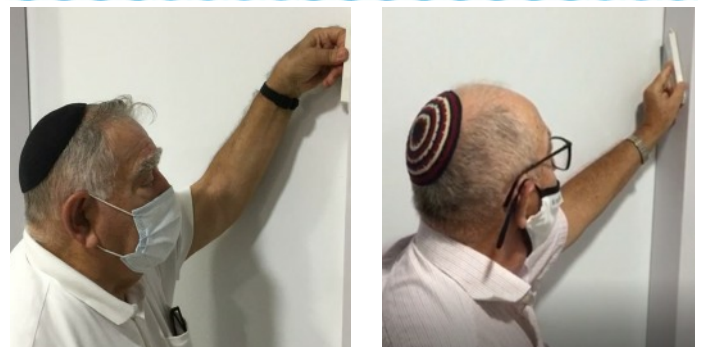
With our various newsletters we informed you how we approached a difficult time. Our top concern was and still is, a maximum of safety for our visitors. We invested considerable time, energy and funds to convert our Pool into a place where all our visitors felt safe without suffering too much from the various restrictions imposed.

This is the moment to express our heartfelt appreciation to the visitors and guests, to our Rota team at the door, to Sara, Vladimir and his wife Marina and Orli Packer. They all respected the rules of the game and made the best out of a difficult situation. Let us dream of the next season with you all among us. We will work very hard to win back what could not be realised this year. We will get it if we want it.

Shana tova, for a better year - stay healthy

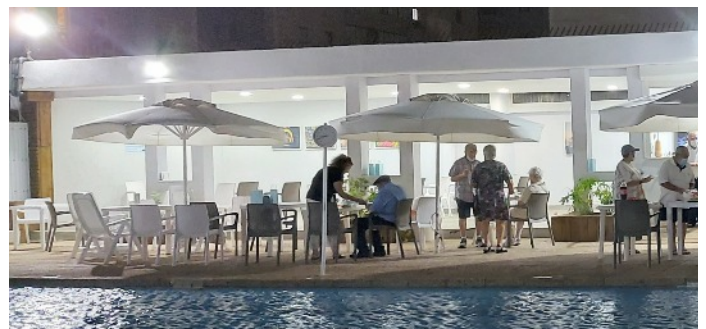
David Marriott Jacques Korolnyk

Affixing mezuzot



In a small ceremony on 2nd September, 2020 David Marriott (left) and Jacques Korolnyk, the two members of the Pool Management, affixed sponsored mezuzot on the two doors of the new Pool kitchen.

"Thank you evening" for the Pool Rota Team: We are proud of you



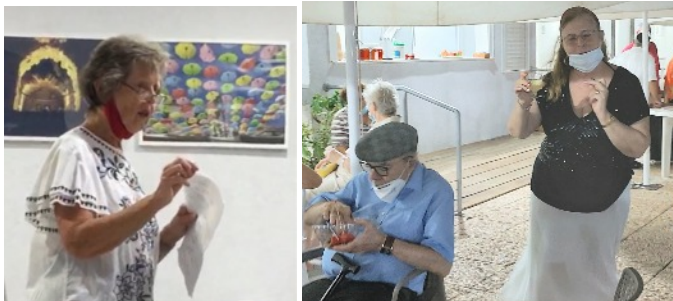
It was the first evening event at the Pool - a very special evening organised for a good cause: to say thank you to a fully devoted team of volunteers who gave considerable time in checking the visitors in order to comply with the Corona regulations.

Thank you evening (continued)

All the volunteers were welcomed with this poem:

"We are proud of you. We can count on you.
We needed help and we found it in you.
We needed a smile. And got it from you.
We needed your time. It was ok for you.
We are proud of you. We can count on you.
Thanks for our having found a reliable friend in you."

Each one received a meaningful little present for the upcoming chagim.

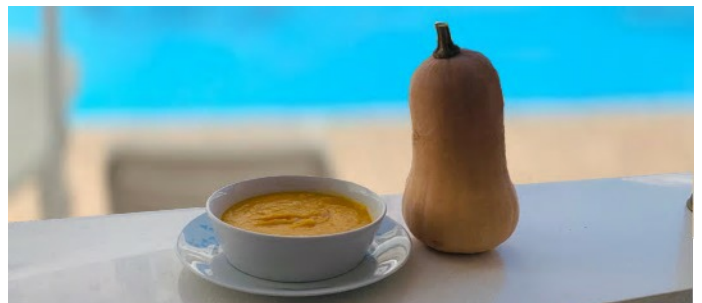
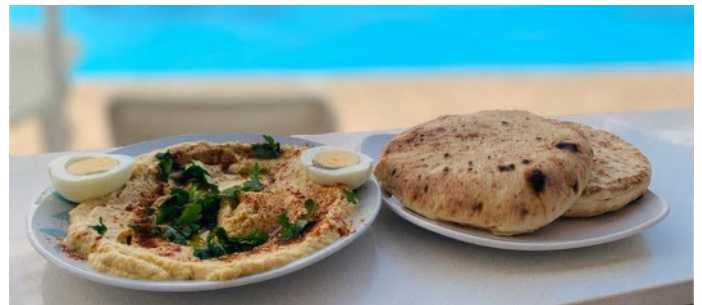


Our "Extended Board" ladies, Joyce Berman and Lucette Medina...



...organised a most wonderful "Thank You evening". Thank you.

New ideas from the Nitza Pool Bar Kitchen - prepared with loving care by Vladimir and Marina



Quiz time

A. Which was the highest Nitza Pool morning water temperature registered during the 2020 season until September 4 (heating by sun - no solar panels)?



B. To how many visitors did the Rota team measure the temperature until 31 August each time they entered the Pool area?



Correct answers on page 4

Concerning access to the Pool: Help us to avoid conflicts with the tenants of your apartment



This summer was special. Because of Corona many shareholding owners of apartments rented out their property to Israeli families who wanted to spend a few days at the seaside and cool down at the Pool. The conflict: Some tenants aggressively refused to pay the Pool entrance fee stating that the apartment was advertised with a swimming pool but there was no mention of an entrance charge. We had to fight to get the money, had to make special deals, etc. **We also had to refuse entrance.**

We have nothing against mentioning the beautifully refurbished Pool as an essential rental asset. **But always add that entrance is payable, unless you have made appropriate arrangements. This will avoid a lot of frustration.**

The Management will soon issue details of how to properly instruct real estate agents and to correctly word online offers. With this help we hope to avoid conflicts with our shareholders **who, in the worst case, will be charged for unpaid entrances.**



The Nitza Pool history in brief: the story to become a shareholder



Nitza Pool in 1977

From a privately run Pool...

Nitza 16 was the first tower of the three, built in 1973 followed by tower 10 in 1978 and many years later building 14. The Swimming Pool was part of the complex since the beginning and belonged to the Shapira family, the builder of this complex. They ran the Pool which was accessible to all the owners by paying the entrance fee.



...to a Pool share company

In the nineties the Pool was closed, probably due to economic reasons and eventually sold to a group of owners who advanced the funds to buy it.

This new team restructured the Pool by establishing a Share Company under Israeli law. They made an initial offer to all owners of \$ 5,000 to buy a share, allowing access to the Pool, but also to contribute to the Pool maintenance by a yearly fixed fee (Chova). In addition, shareholders still pay their entrance ticket based on one of the various subscription arrangements.

2/3 of the apartment owners became shareholders because the share is also an important added value of the apartment. Some owners did not participate. Some bought their shares much later. There are a number of owners who have contacted the Management to get the opportunity to use the Pool.

The Operating Manual for Pool Security Installations - a new important management tool

Imagine: Vladimir is on vacation. There is a major technical problem which must be solved immediately. How to cope? How to instruct third parties such as the fire brigade or other services?

The Management is planning to issue a manual for the new season 2021 in which all security installations are described with exact operating guidelines. The Management is committed to „Safety first“.

The main idea is to be able to operate independently and at any time important security related installations, such as Entrance door, Emergency door, Safety storage of chemicals, etc. This project will be developed in cooperation with Vladimir. A copy of the manual will be stored in the Va'ad office, with Vladimir and with the Management.



The correct answers to the Quiz questions:

- A. 31.5°C (Sept.1, 2020, 7:30 am)
- B. 2,250

Privately owned mattresses can no longer be stored in the Pool. Please take them to your apartment. Dirty old mattresses and broken beds will be disposed of.



The "Private Property" sign is supplied only for new or well maintained old mattresses.

There are some changes in the maintenance of the Pool accessories:

The new storage rooms allow us to store the sunbeds owned by shareholders and by the Pool, as well as the Pool owned, carefully wrapped, new mattresses which we hold for sale for the new season. All privately owned mattresses, including the new ones would be exposed to extreme humidity and wind and risk getting damaged. **Therefore mattresses must be taken to the owners' apartments at the latest by end of October, 2020.** Please make your arrangements.

Many sunbeds are in a poor condition due to the weather conditions making the plastic porous and breakable, and mattresses are dirty, faded and frayed. **We will not accept these accessories for the new season.** We plan to be in touch with the owners to approve their disposal.

No slipover covers

Due to the Corona problems our supplier was unable to deliver the covers we had ordered before Corona. We are working on options to buy the fabrics to secure the unified look of the mattresses.

If you have questions or suggestions please do not hesitate to contact us.

David Marriott

Jacques Korolnyk