

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE “MARINAS DEL CANTAL” PROPRIETORS COMMUNITY, MOJACAR (ALMERIA).**

In the gardens of “Marinas del Cantal” property development, Mojácar Playa, (Almería), at 11.00 hours on 30 April 2011 the proprietors indicated below do meet to celebrate on the second call due to a lack of quorum on the first call, the Extraordinary General Meeting of the “MARINAS DEL CANTAL” Proprietors Community, in accordance with the Notice of a Meeting issued by the President on 27th March 2011.

**ATTENDEES:**

<b>APT.</b>	<b>NAME</b>	<b>SURNAME</b>	<b>Cont. %</b>	<b>P R</b>	<b>REPRESENTED BY:</b>
APT-02	ANDRES	CAÑADAS PINARDO	2.48	R	JOSE A. MARTINEZ BAUTISTA
APT-03	JOSE ANTONIO	MARTINEZ BAUTISTA	1.96	P	
APT-05	JOSE ANTONIO	MARTINEZ BAUTISTA	1.96	P	
APT-06	HUBERT EDRIC	ROBINSON	2.67	R	DAVID DANIEL
APT-07	ANTONIO	CAMPOS PERNIAS	1.96	P	
APT-10	ANTONIO	GUERRERO FUENTES	3.46	R	FRANCISCO GUERRERO
DUP-02	JOHN	HUDSON	2.06	R	JOSE A MARTINEZ BAUTISTA
DUP-05	KEITH	RAYNER	2.06	R	JOSE A. MARTINEZ BAUTISTA
DUP-08	RICHARD T.	ANDREWS	2.06	R	JUAN MONTERO MELGAR
DUP-09	UNA MARY	BYRNE	2.06	R	JUAN MONTERO MELGAR
DUP-10	STANLEY	JONES	2.06	R	JUAN MONTERO MELGAR
DUP-11	HARRY MANCE	CARR	2.06	R	JUAN MONTERO MELGAR
DUP-12	FELISA	BECERRO NUÑEZ	2.06	R	JUAN MONTERO MELGAR

**Debtor proprietors excluded from voting, DEFAULTERS;** point 2 of article 15 of the Property in a Condominium Act states that, “... The Minutes of the Meeting shall reflect proprietors excluded from voting, and their community participation contributions shall not be taken into account when calculating the majorities demanded by the Act...”. Being as follows:

**Community contribution.**

Apt.01	Cimenta-2, Gestión e Inversión	2.48
Apt.04	Pedro A. Flores Flores	1.96
Apt.07	Antonio Campos Pernias	1.96
Apt.09	Diego Oviedo Perez	1.96
Apt.10	Antonia Valcarcel Pastor	3.46
Dup.12	Felisa Becerro Nuñez	2.06
Loc.01	Decían Tobin	3.46
Loc.05	Cerámicas La Mojaquera S.L.	3.53
Loc.06	Coast Investments Partners	2.60
Sot. 01	Decían Tobin.	2.55
Sot.05	Ceramicas La Mojaquera, S.L.	3.97
Sot.06	Coast Investments Partners	2.91
Sub.01	Decían Tobin	2.78

The meeting is held under the presidency of Mr. José Antonio Martínez Bautista, assisted by Mr. Juan Montero Melgar, representative of the company *INDASOL Services Mojácar, S.L.*, who performs the functions of Administrator.

The President opens the session thanking those present for their attendance, and then moves on to the following:

AGENDA:

- 1 Reading of Minutes of the previous session, where applicable.*
- 2 Report of the need of building a bridge linking phases I and II*
- 3 Study and approval of the budget for the building of the bridge.*
- 4 Any other business..*

The Agenda points are then dealt with as follows:

**I. READING OF MINUTES OF THE PREVIOUS SESSION, WHERE APPLICABLE.**

At the request of the proprietors present the minutes of the previous meeting are not read out, notwithstanding, the President offers a round of interventions to those present for them to indicate any errors, omissions or defects that may exist and where applicable, proceed with their correction.

There are no proposed changes to the Minutes of the previous AGM, so consequently they are approved and the first point of the Agenda is closed.

**2. REPORT OF THE NEED OF BUILDING A BRIDGE LINKING PHASES I AND II**

The President takes the floor and re-expresses what he had already stated in the letter that was sent together with the Agenda for this meeting, in which he points out the need to unite the two phases by a bridge in order to provide easy access to those owners of Phase I with reduced mobility and physical incapacitation because the only way to their homes is through the existing stairs which are difficult for these owners. It would also benefit owners from phase I that park their cars and have babies, shopping, transportation of furniture and objects of considerable size, etc.

The President informs that in his letter he was asking the neighbours the approval to build the bridge and that the expenses would be down to the owners interested in building it, pointing out that this has changed because there are owners with reduced mobility that have asked for it, so now it would be an improvement, and if approved would be paid by all the owners of the Community.

Mr. Montero points out that in order to approve the construction of the bridge in case there are requests from neighbours who have physical disabilities or reduced mobility, the affirmative vote of a majority of owners who in turn represent the majority of participation fees will be required, art. 17-1 of Horizontal Property Law.

Therefore, the meeting proceeds to vote the construction of a bridge linking phases I and II, resulting in the following:

Votes for the construction of the bridge: Apartments 2,3,5,6 and Duplex 2.

Votes against the construction of the bridge: Duplex 5,8, 9, 10 and 11.

The result of the voting for the item is equal and as there is not the double majority (majority of votes that at the same time represent the majority of the coefficients) the construction of the bridge is not approved and the presents propose to include this point in the Agenda for the next AGM.

**3. STUDY AND APPROVAL OF THE BUDGET FOR THE BUILDING OF THE BRIDGE.**

This point is not discussed because point 2. is not approved.

**4. ANY OTHER BUSINESS**

There being no further business the meeting came to a close at 11.30 hours.