

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE COMMUNITY OF OWNERS "MARINAS DEL CANTAL" Mojácar (Almería)**

In the Cafeteria of the Hotel Sal Marina Mojacar Playa (Almería), at 11:30am on January 19, 2013 the owners of Comunidad de Proprietarios Marinas del Cantal meet to celebrate the Extra Ordinary General Meeting, in the second calling due to the lack of quorum on the first calling, in accordance with the Agenda sent by the President on December 11, 2013 with the following assistance:

VIV.	NOMBRE	APELLIDOS	CUOTA	P/R	REPRESENTADP POR:
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	JOSE A. MARTINEZ BAUTISTA
APT-07	ANTONIO	CAMPOS PERNIAS	1,96	P	
APT-08	BARTOLOME	BELMONTE FLORES	1,96	P	
APT-10	ANTONIO	GUERRERO FUENTES	3,46	R	FRANCISCO GUERRERO
DUP-02	JOHN	HUDSON	2,06	P	
DUP-04	ALBERTO	VALVERDE FERRER	2,06	R	DAMIAN CERVANTES
DUP-06	ROBERT MICHAELS	WELLS	2,06	R	JUAN MONTERO MELGAR
DUP-08	RICHARD T.	ANDREWS	2,06	R	JUAN MONTERO MELGAR
DUP-09	UNA MARY	BYRNE	2,06	R	WILLIAM M. THOMAS
DUP-10	STANLEY	JONES	2,06	R	JUAN MONTERO MELGAR

Debtor proprietors excluded from voting, DEFAULTERS : item 2 of Article 15 of the LPH provides 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:

Apto/Local	Propietario	<u>Cuota de participación.</u>
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 Pérez	1,96
Apt.10	Antonia Valcárcel Pastor	3,46
Dup-01	Julian Rodriguez Ancos	2,06
Dup.12	Felisa Becerro Nuñez	2,06
Loc.01	Declan Tobin	3,46
Loc.05	Cerámicas La Mojaquera, S.L.	3,53
Loc.06	Coast Investments Partners	2,60
Sot.01	Declan Tobin	2,55
Sot.05	Cerámicas La Mojaquera, S.L.	3,97
Sot.06	Coast Investments Partners	2,91
Sub.01	Declan Tobin	2,78

The meeting commenced under the Presidency of D. José Antonio Martínez Bautista, assisted by D. Juan Montero Melgar, company representative of Indasol Services SL acting as Administrator.

The President thanked those present for their attendance, and follows the Agenda:

## A G E N D A

**1°.- Reading of the Minutes of the Previous Meeting.**

**2°.- Report on the possible problems with the roofs of the properties.**

**3°.- Report on the damages caused to property number 8 following the torrential rains of 31<sup>st</sup> August 2012. Action to be taken.**

**4°.- Any Other Business.**

### **1°- READING OF THE MINUTES OF THE PREVIOUS MEETING**

At the request of the owners present it was agreed not proceed with the reading of the Minutes of the previous meeting, however, the President asked if there were any questions regarding this last meeting so that any defects, omissions or errors could now be included.

With no proposed changes to the Minutes of the previous meeting , these are approved unanimously.

### **2°- REPORT ON THE POSSIBLE PROBLEMS WITH THE ROOFS OS THE PROPERTIES.**

The Administrator goes on to inform the owners of the situation of the roofs on the Complex, informing Mr Montero that these are communal areas above each property being an apartment or duplex, therefore the maintenance and upkeep of them is the responsibility of the Community, as well as the need of each owner to request permission to place anything on them.

In relation to the possible problems that have occurred, Mr. Montero said that the existing waterproofing of the roofs or asphalt, is now older and the normal 10 year guarantee has finished, this is the reason that problems may start to occur. It is the responsibility of the entire community to contribute to the repair of the different roofs that may be in a poor state.

### **3°- REPORT ON THE DAMAGES CAUSED TO PROPERTY NUMBER 8 FOLLOWING THE TORRENTIAL RAINS OF 31ST AUGUST 2012. ACTION TO BE TAKEN**

This point starts informing the owners of the events of the August 31 st 2012, reporting that the area had suffered torrential rains so much so that many homes throughout the area of Mojacar had been flooded as the drains and grids could not collect the tremendous amount of rainfall registered, such as the apartment n° 8, which unfortunately had a number of leaks in different areas of the house.

The Administrator put a claim through to the communal insurance company informing them of the damage caused in the property , however, they would only pay for the damage caused not the repair of the roof. This is down to the community, upkeep and maintenance of communal areas.

The President ordered the repair to the roof of apartment No. 8, but when he requested quotations for this repair it was discovered that the roof had had work done to the area consisting of the installation of insulating material , a blanket of gravel, so the repair to the original asphalt could be more expensive because you have to remove the blanket of insulation ,repair or replace the existing roofing felt and then replace the

insulation. The President felt that this was expensive and it had to be a decision taken by the owners at an EGM as there are a number of properties that have this added insulation placed on their roofs.

The owner of the duplex 2, Mr. Hudson and other neighbors do not agree that the Community should bear the cost of the extra work that has been made by the owners on their roofs but does agree that the Community should repair the original cover. Other owners report that there is another possibility of repair by installing a polyurethane foam as this material conforms to what the community needs for waterproofing and is also apt for insulation. This way the community would pay the cost and not have to remove the gravel installed by the homeowner No. 8, meaning that if he had to do it in this case or future cases would be the homeowner who had installed it would be at extras.

D. Antonio Pernias, homeowner No. 7 states that he knows of a company specializing in this technique and volunteers to bring a quotation to repair the roof of the house in question.

The owners present unanimously approve this proposal.

#### 4°- ANY OTHER BUSINESS.

Expressed in general terms, the various matters of interest to the community discussed under this point:

- D. Juan Montero proceeds to read the letter sent by the owner of the duplex No. 9 , Ms. Byrne where she expressed her dissatisfaction with the problem of flooding in her property caused by the existing pipes in the communal system which has flooded her home on two occasions. She requests that all the communal pipes are revised and replaced where necessary in order to avoid this problem once and for all . The owners agree that this item should be included in the Agenda for the forthcoming AGM as a point of discussion.

-Doña Catalina Bustos Clemente, owner of apartment n° 2, requests to be included in the Agenda of the forthcoming AGM ,the installation of a ramp or mechanism to help her have access to her property as she is physically disabled.

- Various owners complain regarding the dog problem of constant barking and fouling of the owner of apartment number 4. There is also the problem that these dogs are very large and are frightening children. The Administrator is asked to denounce this situation to the Health and Safety authorities or Guardia Civil.

There being no further business, the meeting was adjourned at 12:30 hours.

V° B° Sr. Presidente.

Fdo. Secretario Administrador.

Juan Montero Melgar.

