

MINUTES OF THE PAWUY PROPRIETORS COMMUNITY
EXTRA ORDINARY GENERAL MEETING

In Mojacar (Almeria), in the Cafeteria of the Hotel El Puntazo, at 10:30 hours on 24th September 2019, the Pawuy Proprietors Community, located at C/ Ingeniero Jose Moreno Jorge 12, Vera, (Almeria), meet for an Extra Ordinary Meeting, following the Notice of Meeting, in accordance with the powers granted to them by Article 16 of Law 49/1960, 21 July, regarding Property in a Condominium, amended by Law 8/1999, of 6 April, and with the following ATTENDANCE:

| APTO | OWNER | QUOTA | P/R REPRESENTED BY |
|-------------|-------------------------|--------------|---------------------------|
| BAJO -02 | JONATHAN J.PARSONS | 0,860 | P |
| BAJO- 15 | ENRIQUE MAGAÑA LIÑAN | 0,980 | R MAVIS BROWN |
| 1º - 3 | JOHN AGIUS | 0,870 | R J.J. PARSONS |
| 1º - 6 | PETER ENGELBER VANNER | 1,170 | P |
| 1º - 8 | MICHEAL HOEY | 1,170 | R LESLEY BARR |
| 1º - 10 | PEARL SIZER | 0,900 | P |
| 1º - 11 | VINCENT PATRICK QUIGLEY | 1,410 | R LESLEY BARR |
| 1º - 12 | LESLEY BARR | 1,170 | P |
| 1º - 16 | PETER ANDREW MASON | 0,900 | P |
| ATICO 2 | JAMES DAVID BROWN | 1,310 | P |
| ATICO 3 | JOHN JAMES WRIGHT | 0,800 | R JAMES BROWN |
| ATICO 5 | JULIAN SAN JULIAN SL | 1,100 | R MAVIS BROWN |
| ATICO 6 | JULIAN SAN JULIAN SL | 1,100 | R MAVIS BROWN |
| ATICO 7 | DAVID ANTHONY CALLINAN | 1,100 | P |
| ATICO 8 | ANDRE MARK COX | 1,100 | R JAMES BROWN |
| ATICO 10 | ROBERT HILL | 0,830 | R MAVIS BROWN |
| ATICO 12 | ROBERT FEDERICK HAVERS | 1,100 | R MAVIS BROWN |
| ATICO 13 | MATHEW STONES | 1,100 | R LYNNE FRENCH |
| ATICO 14 | MICHEL GOSEE | 1,100 | P |
| ATICO 21 | DEBBIE GILLIAN PIGGOTT | 0,830 | P |
| GARAGE 02 | JOHNATHAN JAMES PARSONS | 0,315 | P |
| GARAGE 07 | YVONNE AGIUS | 0,315 | R J.J.PARSONS |
| GARAGE 10 | PETER ENGELBER VANNER | 0,315 | P |
| GARAGE 12 | MICHAEL HOEY | 0,315 | R LESLEY BARR |
| GARAGE 15 | DAVID ANTHONY CALLINAN | 0,315 | P |
| GARAGE 16 | ANDREW MARK COX | 0,315 | R JAMES BROWN |
| GARAGE 17 | PEARL SIZER | 0,315 | P |
| GARAGE 19 | VINCENT PATRICK QUIGLEY | 0,315 | R LESLEY BARR |
| GARAGE 22 | ROBERT FEDERICK HAVERS | 0,315 | R MAVIS BROWN |
| GARAGE 23 | MATHEW STONES | 0,322 | R LYNNE FRENCH |
| GARAGE 27 | MICHEL GOSSE | 0,315 | P |
| GARAGE 29 | ENRIQUE MAGAÑA LIÑAN | 0,315 | R MAVIS BROWN |
| GARAGE 39 | DEBBIE GILIAN PIGGOTT | 0,315 | P |
| GARAGE 51 | ROBERT HILL | 0,315 | R MAVIS BROWN |
| GARAGE 56 | LESLEY BARR | 0,315 | P |
| GARAGE 62 | JULIAN SAN JULIAN SL | 0,315 | R MAVIS BROWN |
| GARAGE 63 | JULIAN SAN JULIAN SL | 0,315 | R MAVIS BROWN |
| GARAGE 65 | JOHN JAMES WRIGHT | 0,315 | R JAMES BROWN |
| GARAGE 66 | JAMES DAVID BROWN | 0,315 | P |

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 the proprietors excluded from voting, and their community participation quota, which shall not be taken into account when calculating the majorities demanded by the Act...". Being as follows:

| Prop. | | <u>Coef. %</u> |
|-----------|-------------------------------|----------------|
| Bajo 03 | Ilamo Inversiones | 1,15 |
| Bajo 04 | Michael Conlon | 1,27 |
| Bajo 05 | Edif. Nivel Costa Blanca 2000 | 1,27 |
| Bajo 06 | Banco Mare Nostrum | 1,27 |
| Bajo 07 | Bankia | 1,27 |
| Bajo 09 | Mª de la Granada Palomo | 0,98 |
| Bajo 11 | David Delgado de la Vía | 1,27 |
| Bajo 13 | Juan Carlos Gonzalez Gómez | 1,27 |
| Bajo 14 | Bankia | 1,44 |
| Bajo 16 | Bankia | 1,27 |
| Bajo 17 | Bankia | 1,27 |
| Bajo 18 | Alfonso García Jimenez | 1,27 |
| Bajo 20 | Harrisur Serv,Inmobiliarios | 0,9 |
| Bajo 21 | Juan Pedro Sanchez | 1,55 |
| 1º-02 | Beatriz Caparrós Ramos | 1,41 |
| 1º-05 | Zoila S. Guerra Lagos | 1,17 |
| 1º-07 | Lee Desmond Beresford | 1,17 |
| 1º-10 | Sizer Pearl | 0,9 |
| 1º-15 | Juan Paez Ruiz | 1,41 |
| 1º-21 | G-Giants Reo I SL | 0,9 |
| 1º-22 | Mª Isabel García Perez | 1,57 |
| Atico 04 | Edif. Nivel Costa Blanca 2000 | 1,1 |
| Atico 09 | Alberto Rosado de las Casas | 1,1 |
| Atico 11 | Jose M. Campanon Gomez | 1,34 |
| Atico 15 | David Just | 1,34 |
| Atico 16 | Arturo Parra Ferrer | 0,83 |
| Atico 17 | Arturo Parra Ferrer | 1,1 |
| Atico 18 | Arturo Parra Ferrer | 1,1 |
| Atico 20 | Edif. Nivel Costa Blanca 2000 | 1,1 |
| Atico 22 | Donald Gardiner | 1,44 |
| Garaje 01 | Mª Isabel García Perez | 0,312 |
| Garaje 03 | Ilamo Inversiones | 0,315 |
| Garaje 04 | Michael Conlon | 0,315 |
| Garaje 05 | Alonso Noguera Campoy | 0,315 |
| Garaje 06 | Edif. Nivel Costa Blanca 2000 | 0,315 |
| Garaje 08 | Mª Carmen Montoya | 0,315 |
| Garaje 09 | Zoila S. Guerra Lagos | 0,315 |
| Garaje 11 | Lee Desmond Beresford | 0,315 |
| Garaje 17 | Sizer Pearl | 0,315 |
| Garaje 18 | Mª de la Granada Palomo | 0,315 |
| Garaje 20 | David Delgado de la Vía | 0,315 |
| Garaje 21 | Cajamar | 0,315 |
| Garaje 24 | Juan Carlos Gonzalez Gómez | 0,322 |
| Garaje 26 | Promociones Miberdi | 0,315 |
| Garaje 32 | David Just | 0,315 |
| Garaje 33 | Ebacar Soc Coop. Andaluza | 0,315 |
| Garaje 34 | Adapa Conducto | 0,315 |
| Garaje 35 | G-Giants Reo I SL | 0,315 |
| Garaje 36 | G-Giants Reo I SL | 0,315 |
| Garaje 38 | Beatriz Caparrós Ramos | 0,315 |
| Garaje 41 | Adapa Conducto | 0,315 |
| Garaje 43 | Juan Pedro Sanchez | 0,322 |
| Garaje 44 | Donald Gardiner | 0,315 |
| Garaje 46 | Arturo Parra Ferrer | 0,315 |
| Garaje 48 | Juan Paez Ruiz | 0,315 |
| Garaje 49 | Arturo Parra Ferrer | 0,315 |

| | | |
|-----------|-------------------------------|-------|
| Garaje 50 | Arturo Parra Ferrer | 0,315 |
| Garaje 52 | Edif. Nivel Costa Blanca 2000 | 0,315 |
| Garaje 53 | Alupvc Carpinteria | 0,315 |
| Garaje 55 | Edif. Nivel Costa Blanca 2000 | 0,315 |
| Garaje 57 | Harrisur Serv,Inmobiliarios | 0,315 |
| Garaje 59 | Alberto Rosado de las Casas | 0,315 |
| Garaje 60 | Jose M. Campanon Gomez | 0,315 |
| Garaje 64 | Edif. Nivel Costa Blanca 2000 | 0,315 |
| Garaje 67 | Bankia | 0,315 |
| Garaje 69 | Alfonso García Jimenez | 0,315 |

Total 47,78 %

Do meet on second call, validly constituting the Meeting, under the Presidency of Mrs. Mavis Brown, the author of the Notice , with Mr. Juan Montero Melgar, representing the mercantile entity Indasol Services Mojácar, S.L., acting as Secretary and with the following AGENDA:

- 1°.- Reading of the Minutes of the Previous Meeting.
- 2°.- Matters arising from these Minutes.
- 3°.- Presidents Report.
- 4°.- Administrators works to date.
- 5°.- Outstanding Community Fees. Action to be taken. Study, debate and vote.
- 6°.- Current financial situation of the community.
- 7°.- Current swimming pool and area situation. Study, debate and vote.
- 8°.- Report on court cases in progress from current lawyer Paula Similie. Actions to be taken. Study, debate and vote.
- 9°.- Proposal to change the communal insurance policy. Study, debate and vote.
- 10°.- Study, approval and vote of the Forthcoming Years Budget 2019/2020.
- 11.° Date of 2020 Annual General Meeting.

Before proceeding with the Meeting, the President welcomes the attendees to this Extra Ordinary General Meeting and introduces the new Administration team from Indasol Services Mojacar SL, Mr. Juan Montero Melgar and Mrs. Bronia Montero.

ITEM 1. READING OF MINUTES OF THE PREVIOUS SESSION, WHERE APPLICABLE.

The President takes the floor and informs that on this occasion, the Vice President Mr. Brown will be running the meeting due to a slight voice problem, the owners accept this proposal, and the meeting continues by asking the owners present if they had received copies of the Minutes for the previous year and if they were a true record of what had occurred at that meeting. The owners unanimously approve the Minutes with no need for them to be read.

ITEM 2. MATTERS ARISING FROM THESE MINUTES.

This item would be discussed under the Presidents Report.

ITEM 3. PRESIDENT'S REPORT.

The Vice President took the floor and gave a brief summary of what had occurred this past year in the complex and felt that there had been little help and advice from the previous Administrators with regards to various maintenance issues, vandalism, outstanding debtors and the increased occupations of various apartments with the problems that this situation causes. He hoped that the new Administration company would give the complex more assistance and felt that a lot of work had been initiated since they had taken over and that it would continue.

Mr. Brown continued by saying that the reason for this meeting was twofold- to complete business that should have been discharged in June and to enable our new Administrators to seek approval for measures taken since then and for actions needing to be taken before our next Annual General Meeting.

Most owners know our last AGM must have been the shortest on record – once ASAP were voted out they lost no time in ending the meeting and asking us all to leave. This meant that we were prevented from dealing with most items on the Agenda for example the examination and approval of this years Budget.

It may not surprise you that Esperanza speed in closing the AGM was not matched by similar urgency in handing over the community documentation to the new Administrators which was not completed until 1st August with her usual good grace.

Since the handover I have been very impressed with what Indasol has managed to achieve in such a short time.

On the maintenance side they were quick to secure a very competitive quote for the cleaning contract.

Regarding our financial and legal aspects Bronia will be giving details of a comprehensive legal search being undertaken to find the true ownership of all 67 properties in our community which in turn will enable us to identify owners, corporates or otherwise, who evade their obligations to the rest of us. I also hope that Bronia will be able to give details of the advice we have received from our new solicitor on dealing with defaulting owners and other issues that beset our community, our homes.

The Vice President continued by requesting that it would be beneficial if all owners could be vigilant when seeing any person damaging communal property and would they kindly inform the Administrators by email of what has occurred in order that the owners are informed etc, at the same time, if there are any maintenance faults in the communal areas these should also be reported directly to Indasol so that they can contact the repair companies or the communal insurance.

The Vice President thanked the owners for their support this year.

ITEM 4. ADMINISTRATORS WORKS TO DATE.

Mrs. Montero initiated this item of the Agenda by informing of the works initiated to date:

The community documentation was given on 1st August 2019, Indasol were able to commence the initial works on 5th August 2019, which consisted of the following:

- Dispatch of our administrative package to all owners ,owners were requested to kindly fill in their details and return to our offices as soon as possible as the majority of the data supplied was incomplete.
- The Accounts provided by ASAP were approved at the last AGM by the owners present held on 24th June 2019 under Point 1 of the Agenda “Study and Liquidation of the community accounts 2018/2019” Indasol would not be auditing these Accounts. If any incidents are detected we would communicate with the President.
- Check all owners against property numbers to coincide with another file given. There seemed to be a discrepancy in data so we therefore requested from the Land Registry Search Notes for each property and again checked and updated owners, properties and bank details.

At the same time when updating details from the Search Notes – it has been observed that the quotas of participation are not correct in respect of the garage quotas – all garage spaces have `previously been charged @ 0.315% whereas there are five garages which should be charged 0.322% for 4 spaces and 1 for 0.312%. The total now is 100%

- On checking various Search Notes, a number of properties shown in the Accounts say “Sieved by Tax Office” – this should read Embargo from the Tax Office – they are still in the name of the owners not the Tax Office.
- Land Registry – we have requested the complex Horizontal Property Division and will be ready for collection 23rd September onwards.
- Leaks: Problem with apartment 1 -1 and Atico 1 water leak
- Bajo 6: This has been an ongoing problem , we initially contacted the insurance company Generali who confirmed that this was an individual problem not a communal issue. We had been informed that on previous occasions attempts have been made to enter the property for its repair but have not been allowed to by the occupants. Due to grave problem this leak could cause damage to the structure of the building, we visited the complex with a plumber, the blockage van and also a Technical Surveyor to ascertain the possible damages. We have requested a Technical Report from a Surveyor to inform. Actions will be taken.
- Quotations have been requested for the insurance of the complex for owner approval.
- Bank visited Cajamar Vera for the signatory of the President and Administrator for all bank transactions
- We have contacted the extinguisher company for an updated maintenance check and they have visited the complex and submitted a report which showed the following: The extinguishers are placed higher than the H&S regulations they need to be lowered to 1.20m2 max. The signs need to be changed as they are 10 years old and do not comply.

3 extinguishers are missing from the garage

1 switch does not work correctly

The fire detectors are over 10 years and need replacing they do not comply – a total of 70

The quotation is 1,945.00 € plus VAT . This report had also been sent to the previous Administrators last year.

- Maintenance issues: The majority of all the maintenance issues have been provoked by the occupants of a number of apartments : lights, entrance gate, lift damage, cleaning, pool closure.
- The community has engaged a cleaning company to clean the communal areas being stairs, pool area, entrance , lifts and the garage.
- The pool has been partially drained in order to avoid the sinking of the pool cover , the drainage pipe was blocked and should the community decide to reinstate the pool it will require a good over hall.
- The garden has recently been pruned and the water system is working correctly
- Signs have been ordered for the pool area.
- Lift company – we are waiting for a report on the lift situation as the previous Administrators had been advised that there has been damage to the lift from water ingress , this needs to be looked at with urgency. At the same time following instructions from the President , to request information on the possibility of owners having a separate key for access to the lifts. Only owners with their fees paid to date would have this key.

- Outstanding creditors:

We have been contacted by the previous community lawyer Paula Smilie requesting payment for the demands prepared in relation to outstanding debtors for the previous year.

- Meeting with Lawyer D. Guillermo Padilla from Granada:

A meeting was held in our offices on Friday 20th September with the President and Vice President to discuss the legal problems – items that were covered were the following:

Electric and water company illegal connections – Burofaxes to be sent

Chase the Demands initiated from the previous lawyer

Demands to be initiated to debtors with more than 500€ outstanding to be approved at this meeting– especially the bank and vulture companies

Inform the owners of the occupied apartments of the constant damages caused, lift , cleaning, entrance gates and locks and general communal area problems. Try and claim the damages caused by their occupants.

Fine... check with the Tax Office – the liability of this fine – who employed the cleaner etc.

Power of Attorney signed in the Notary for the new lawyer by the President.

Bajo 6, it has been agreed that a Technical Report will be elaborated to detail the damages which are being incurred from the leak, once received the lawyer will send a Burofax or equivalent to reclaim the damages and possible responsibilities.

The Administrator would be seeking approval from the owners on the various issues under the relevant points of the Agenda.

Finally, Mrs. Montero would like to thank Lynne French for her continual update on the situation of the complex.

The owners thanked Indasol for the works undertaken and approve unanimously the proposals made in conjunction with the President.

ITEM 5. OWNERS WITH OUTSTANDING COMMUNITY FEES DECISIONS TO BE TAKEN.

The outstanding fees presented to the meeting were the figures elaborated by the previous Administrator and correspond up to 30.06.2019.

Following a brief debate, the Administrators request the owners to agree the outstanding debts to the Community for the proprietors listed below and they are unanimously approved:

| Prop. | | <u>Coef. %</u> | <u>Ejerc. Ant.</u> | <u>Total</u> |
|---------|-------------------------------------|----------------|--------------------|--------------|
| | | <u>Coef. %</u> | <u>Prev Year</u> | |
| Bajo 03 | Ilamo Inversiones | 1,15 | 2.635,66 € | 2.635,66 € |
| Bajo 04 | Michael Conlon | 1,27 | 944,90 € | 944,90 € |
| Bajo 05 | Edif. Nivel Costa Blanca 2000 | 1,27 | 3.533,66 € | 3.533,66 € |
| Bajo 06 | Banco Mare Nostrum | 1,27 | 526,19 € | 526,19 € |
| Bajo 07 | Bankia | 1,27 | 207,82 € | 207,82 € |
| Bajo 09 | M ^a de la Granada Palomo | 0,98 | 1.303,96 € | 1.303,96 € |
| Bajo 11 | David Delgado de la Vía | 1,27 | 103,91 € | 103,91 € |

| | | | | |
|-----------|-------------------------------|-------|------------|------------|
| Bajo 13 | Juan Carlos Gonzalez Gómez | 1,27 | 3.532,94 € | 3.532,94 € |
| Bajo 14 | Bankia | 1,44 | 235,64 € | 235,64 € |
| Bajo 16 | Bankia | 1,27 | 207,82 € | 207,82 € |
| Bajo 17 | Bankia | 1,27 | 207,82 € | 207,82 € |
| Bajo 18 | Alfonso García Jimenez | 1,27 | 864,20 € | 864,20 € |
| Bajo 20 | Harrisur Serv,Inmobiliarios | 0,9 | 1.343,36 € | 1.343,36 € |
| Bajo 21 | Juan Pedro Sanchez | 1,55 | 1.902,30 € | 1.902,30 € |
| 1º-02 | Beatriz Caparrós Ramos | 1,41 | 542,29 € | 542,29 € |
| 1º-05 | Zoila S. Guerra Lagos | 1,17 | 2.494,78 € | 2.494,78 € |
| 1º-07 | Lee Desmond Beresford | 1,17 | 388,26 € | 388,26 € |
| 1º-10 | Sizer Pearl | 0,9 | 520,69 € | 520,69 € |
| 1º-15 | Juan Paez Ruiz | 1,41 | 475,67 € | 475,67 € |
| 1º-21 | G-Giants Reo I SL | 0,9 | 147,28 € | 147,28 € |
| 1º-22 | Mª Isabel García Perez | 1,57 | 256,92 € | 256,92 € |
| Atico 04 | Edif. Nivel Costa Blanca 2000 | 1,1 | 3.066,05 € | 3.066,05 € |
| Atico 09 | Alberto Rosado de las Casas | 1,1 | 1.828,66 € | 1.828,66 € |
| Atico 11 | Jose M. Campanon Gomez | 1,34 | 1.206,04 € | 1.206,04 € |
| Atico 15 | David Just | 1,34 | 877,12 € | 877,12 € |
| Atico 16 | Arturo Parra Ferrer | 0,83 | 2.314,99 € | 2.314,99 € |
| Atico 17 | Arturo Parra Ferrer | 1,1 | 3.060,00 € | 3.060,00 € |
| Atico 18 | Arturo Parra Ferrer | 1,1 | 3.060,00 € | 3.060,00 € |
| Atico 20 | Edif. Nivel Costa Blanca 2000 | 1,1 | 3.060,00 € | 3.060,00 € |
| Atico 22 | Donald Gardiner | 1,44 | 2.144,96 € | 2.144,96 € |
| Garaje 01 | Mª Isabel García Perez | 0,312 | 54,76 € | 54,76 € |
| Garaje 03 | Ilamo Inversiones | 0,315 | 903,34 € | 903,34 € |
| Garaje 04 | Michael Conlon | 0,315 | 262,68 € | 262,68 € |
| Garaje 05 | Alonso Noguera Campoy | 0,315 | 25,77 € | 25,77 € |
| Garaje 06 | Edif. Nivel Costa Blanca 2000 | 0,315 | 882,95 € | 882,95 € |
| Garaje 08 | Mª Carmen Montoya | 0,315 | 309,24 € | 309,24 € |
| Garaje 09 | Zoila S. Guerra Lagos | 0,315 | 670,02 € | 670,02 € |
| Garaje 11 | Lee Desmond Beresford | 0,315 | 103,87 € | 103,87 € |
| Garaje 17 | Sizer Pearl | 0,315 | 189,96 € | 189,96 € |
| Garaje 18 | Mª de la Granada Palomo | 0,315 | 419,83 € | 419,83 € |
| Garaje 20 | David Delgado de la Vía | 0,315 | 27,95 € | 27,95 € |
| Garaje 21 | Cajamar | 0,315 | 25,77 € | 25,77 € |
| Garaje 24 | Juan Carlos Gonzalez Gómez | 0,322 | 876,18 € | 876,18 € |
| Garaje 26 | Promociones Miberdi | 0,315 | 649,30 € | 649,30 € |
| Garaje 32 | David Just | 0,315 | 206,16 € | 206,16 € |
| Garaje 33 | Ebacar Soc Coop. Andaluza | 0,315 | 824,64 € | 824,64 € |
| Garaje 34 | Adapa Conducto | 0,315 | 154,62 € | 154,62 € |
| Garaje 35 | G-Giants Reo I SL | 0,315 | 51,54 € | 51,54 € |
| Garaje 36 | G-Giants Reo I SL | 0,315 | 51,54 € | 51,54 € |
| Garaje 38 | Beatriz Caparrós Ramos | 0,315 | 128,85 € | 128,85 € |
| Garaje 41 | Adapa Conducto | 0,315 | 77,31 € | 77,31 € |
| Garaje 43 | Juan Pedro Sanchez | 0,322 | 396,66 € | 396,66 € |
| Garaje 44 | Donald Gardiner | 0,315 | 473,55 € | 473,55 € |
| Garaje 46 | Arturo Parra Ferrer | 0,315 | 882,95 € | 882,95 € |
| Garaje 48 | Juan Paez Ruiz | 0,315 | 103,08 € | 103,08 € |
| Garaje 49 | Arturo Parra Ferrer | 0,315 | 882,95 € | 882,95 € |
| Garaje 50 | Arturo Parra Ferrer | 0,315 | 882,95 € | 882,95 € |
| Garaje 52 | Edif. Nivel Costa Blanca 2000 | 0,315 | 882,95 € | 882,95 € |
| Garaje 53 | Alupvc Carpinteria | 0,315 | 135,49 € | 135,49 € |
| Garaje 55 | Edif. Nivel Costa Blanca 2000 | 0,315 | 882,95 € | 882,95 € |
| Garaje 57 | Harrisur Serv,Inmobiliarios | 0,315 | 463,86 € | 463,86 € |
| Garaje 59 | Alberto Rosado de las Casas | 0,315 | 521,66 € | 521,66 € |
| Garaje 60 | Jose M. Campanon Gomez | 0,315 | 283,47 € | 283,47 € |
| Garaje 64 | Edif. Nivel Costa Blanca 2000 | 0,315 | 876,18 € | 876,18 € |

| | | | | |
|--------------|------------------------|----------------|--------------------|--------------------|
| Garaje 67 | Bankia | 0,315 | 25,77 € | 25,77 € |
| Garaje 69 | Alfonso García Jimenez | 0,315 | 181,24 € | 181,24 € |
| Total | | 47,78 € | 57.765,88 € | 57.765,88 € |

In accordance with the terms of Article 21 of Law 8/1999, of 6 April, in reformation of Law 49/1960, of 21 June, regarding Property in a Condominium, the debts herein presented are considered outstanding as of the end of the Community's financial year **30.06.2019**, and it is unanimously agreed that corresponding legal action will be taken against the proprietors who are totally or partially responsible for the debts if they are not settled immediately.

In accordance with the terms of point 1 of the cited Article "The President or Administrator, may demand payment judicially", and to this end, those present unanimously authorise both the President and the Administrator to pursue such claims, and are expressly authorised to confer the necessary powers to lawyers and public prosecutors, either before notary or court clerk or official accordingly authorised.

It is likewise unanimously agreed that the defaulting proprietors must pay for all judicial and extra-judicial costs arising from any such action taken to recover the money they owe the community.

The owners unanimously agree that owners with more than 500.00€ outstanding, legal action will be initiated with all its consequences.

Finally the Administrator informed that in other complexes they use the services of a UK Debt Collection Agency for UK defaulters, following a brief debate it was unanimously agreed that the community contract their services for the reclaim of outstanding fees for UK residents.

ITEM 6. CURRENT FINANCIAL SITUATION OF THE COMMUNITY.

The Administrator, Mr. Juan Montero initiated this item by informing the owners of the bank balance to date, the figure was 5,257.29 €, the next quarters community fees would be presented in the month of October 2019. The financial situation should be seriously looked at and he proposes this is debated under point 10 of the Agenda. Owners agreed.

ITEM 7. CURRENT SWIMMING POOL AND AREA SITUATION. STUDY, DEBATE AND VOTE.

The Vice President initiated this item and informed the owners of the situation of the pool and the problems which would occur should the pool be functioning:

- Many non-residents would be using the pool
- The additional pool maintenance and official chloride expense during the official bathing period
- The pool at the moment requires a full maintenance check in order to comply with the Health and Safety Regulations
- Safety issues with young children
- Noise factors and general upkeep of the pool area
- Respect for the installations

Owners were aware of these handicaps but some owners were worried that the pool would not open at all in the near the future. The Vice President manifested that this was not the intention of the community to close the pool indefinitely, however, the present situation was extremely worrying, all owners were deprived of a very important communal element but the current situation in the complex was very serious.

Following a short debate the owners unanimously agreed that at present the pool should not re-open due to the current situation in general within the urbanisation. It will be reviewed at the following Annual General Meeting.

ITEM 8. REPORT ON COURT CASES IN PROGRESS FROM THE CURRENT LAWYER, PAULA SIMILIE. ACTION TO BE TAKEN. STUDY, DEBATE AND VOTE.

The Administrator informed the owners that he had received communication from Paula Similie for The Monitory Demands presented by her, associate of ASAP.

They were presented on 28.5.2019 & 13.6.2019 for the previous years debtors.

The invoice is for 1,020.00 € - two appointments have been made in our offices and she has not turned up, therefore this invoice is still outstanding.

The owners agreed that this invoice should be paid.

ITEM 9. PROPOSAL TO CHANGE THE COMMUNITY INSURANCE POLICY. STUDY, DEBATE AND VOTE.

The Vice President informed the owners of the proposal to change the existing insurance company, the Administrator had obtained quotations for owner consideration:

| | |
|----------|-----------|
| Generali | 3,120.00€ |
| Axa | 2,970.72€ |
| Mapfre | 2,400.00€ |

The existing policy expires in February 2020 and should the community decide to terminate the contract this must be done in the month of December 2019.

The owners discussed the quotations and unanimously approved to change to Mapfre as from February 2020 not only for the saving of 720.00€ per year but many owners recommended Mapfre as they had their individual private insurance with them.

At this time it was agreed to request the lawyer to contact Codeur with respect to the damages caused in the community due to the floods which occurred in late October 2018 as no reclaim had been done. The President would liaise with the Administrator on this issue.

ITEM 10. STUDY, APPROVAL AND VOTE OF THE FORTHCOMING YEARS BUDGET 2019/2020

The Administrator initiated this point by informing the owners that this item was not discussed at the last Annual General Meeting held on 24th June 2019 under Point 2 of the Agenda, therefore this item is included in this Extra Ordinary General Meeting for owner approval.

The Administrator felt for their first year the community should continue with the previous year's Budget, he had found in the community documentation given to their offices the figure which totalled 32,725.00€ although not discussed with the owners, however, he has adjusted the individual items of expenditure for example no pool maintenance charge, inclusion of a cleaning contract, reduction in the insurance premium and in accordance with the amendment of the Horizontal Property Law the Obligatory Contingency Fund must be increased from 5% to 10% which was not anticipated in the initial budget.

Mr. Montero felt that this forthcoming year the major Health and Safety items should be a priority, the chasing of debtors and hopefully the situation of the occupants in various properties, he also advised that in the following years 20/21 budget a Debtor Provision item should be incorporated. The Administrator indicated that the outstanding debts were higher than the budget for the year. The owners agreed with his proposal and also not to renew the vermin contract.

Following a brief discussion the owners unanimously agreed the proposed budget for 2019/2020 totalling 32,725.00€ with the same quotas payable.

| | | |
|---|-----------------|------------------|
| MANTENIMIENTO/MAINTENANCE | | <u>9.655,00</u> |
| Reparaciones-Conservación/Repairs | <u>2.055,00</u> | |
| Mant. Limpieza / Cleaning Maint. | <u>4.425,00</u> | |
| Mant. Ascensores / Lift Mant. | <u>2.675,00</u> | |
| Extras Jardin / Extras Garden | <u>500,00</u> | |
| GASTOS GARAJE / GARAGE EXP. | | <u>4.795,00</u> |
| Limpieza Garaje / Garage Cleaning | <u>600,00</u> | |
| Electricidad Garaje / Garage Electricity | <u>1.000,00</u> | |
| Vado Garaje / Parking Sign Town Hall | <u>750,00</u> | |
| Automatismos Garaje / Electrics Garage | <u>500,00</u> | |
| Extintores / Extinguishers | <u>1.945,00</u> | |
| SERV. PROFESIONALES/PROFESSIONAL SERV. | | <u>8.060,00</u> |
| Administración / Administration | <u>5.660,00</u> | |
| Gastos Administracion / Admin. Expenses | <u>300,00</u> | |
| Gastos Juridicos / Legal Fees. | <u>1.800,00</u> | |
| Servicios Profesionales / Professional Exp. | <u>300,00</u> | |
| PRIMAS DE SEGUROS/INSURANCE POLICIES | | <u>2.400,00</u> |
| Seguro Comunidad / Insurance | <u>2.400,00</u> | |
| SUMINISTROS/SUPPLIES | | <u>2.500,00</u> |
| Electricidad / Electricity | <u>2.000,00</u> | |
| Agua / Water | <u>500,00</u> | |
| TES.GRAL.SEG.SOCIAL / SOCIAL SEGUR. PENAL. | | <u>1.415,00</u> |
| Infraccion S.Social / Social Secur. Penalty | <u>1.415,00</u> | |
| OTROS SERVICIOS/OTHER SERVICES | | <u>500,00</u> |
| Otros Gastos / Other Expenses | <u>500,00</u> | |
| GASTOS BANCO / BANK CHARGES | | <u>125,00</u> |
| Comisiones Banco / Bank Charges | <u>125,00</u> | |
| FONDO RESERVA 10% / OBLIGATORY CONT. FUND 10 % | | <u>3.275,00</u> |
| Fondo Reserva / Obligatory Cont. Fund | <u>3.275,00</u> | |
| TOTAL | | 32.725,00 |

ITEM 11. DATE OF 2020 ANNUAL GENERAL MEETING.

It was unanimously agreed to hold the next Annual General Meeting on **Tuesday 29th September 2020** at 10.30am in the first calling and 11.00am in the second calling, the venue to be confirmed nearer the time.

All agreements undertaken at this meeting are in accordance with the law.

With no further business to attend to, the meeting came to a close at 14.00 hours on the date indicated above.