

Community of owners La Isla Cálida

CIF: H54861190

Orihuela Costa, 18th October 2021

MINUTES OF THE GENERAL MEETING OF THE RESIDENTIAL COMMUNITY OF OWNERS LA ISLA CÁLIDA, LOCATED AT CALLE RAMÓN DE CAMPOAMOR, 4, ORIHUELA COSTA (ALICANTE).

By order of the owners of the Community, who represent more than a quarter of the total, according to the provisions of art. 16 of the Horizontal Property Law, the owners meet at "Las Ramblas Golf, Ramblas De Oleza 37, 03189 at 10.00am and on the second call at 10.30am, in order to debate and decide about the previously established agenda. The meeting concluded at 11.30am.

The attendants to the meeting are the following owners and representatives:

Owner Name	Property	Representative
MACIVER ANDREW	BAJO A	
THOMSON M		
MAXWELL, JOSEPH	BAJO D. F	
BJANES, REIDUN SYNNONE	1 1ºB	
BERMAN, PAUL JACK	1 1ºC	
BJORNSSON, HAUKUR ORN	1 1ºD. G12. TR11	
THORSTEINSSON, THORSTEINN	1 2ºC. G25. TR5	
MACMILLAN, DAVID	2 3ºC	
GUSTAFSSON, AKE LENNART	G 2, 2.2 D	
GUSTAFSSON VAL		
RASMUSSEN, RENE	TR 15. 1.3A	
ATTENDING THE MEETING: 15 residents {including 1 proxy vote}		
Elena Petcu Amarmat Consulting		

6 Owners did not attend or utilize their proxy vote.

1. READING OF THE MINUTES OF THE PREVIOUS MEETING.

The President, Mr Joseph Maxwell welcomes the attendants and asks if anyone requires a copy of the previous minutes. He starts by explaining the predicament they were in due to the resignation of both Mar Azul the administrator and the previous President. He explains that they only got access to the bank account in June 2021 and it was due to the generosity of both David and Astrid paying bills it enabled them to remain solvent. David Macmillan managed to clean all of the accounts and they are happy to inform that they can now account for every penny income and outgoing. This information was never available before. The authenticity of the previous books needs to be questioned. The President then introduced Vice President, David Macmillan to present the current accounts and budget.

2. PRESENTATION AND APPROVAL OF THE ACCOUNTS FOR FISCAL YEAR 2021.

David reiterated the difficult position they were in due to the previous resignations but stated that all owners in the community are collectively responsible. Therefore, they all have a vested interest in making the community as decent, safe and clean as possible. He then asked if everyone had access to the website. In the past there was money going

out with no explanation, going forward everything is now transparent and all invoices can be viewed. The accounts are also audited by Amarmat Consulting. Also, previously owners had no choice in expenditure and there was a significant lack of information given. There were some bad decisions made in the past but The Committee intend to ensure that this won't happen again. David informed the group that the previous President was paid €750 and Mar Azul was paid €2,000, this will be money saved now they are doing the administration themselves. He explained that the standards and quality of the community was going down and they now need to do something to protect everyone's investments. There are fixed costs that cannot be changed but going forward they are looking to change service providers to ensure they are getting value for money. David explained that they need €35,000 per year to pay the bills and meet their commitment. Therefore, the 15% proposed increase in annual fees is needed to meet the commitment in 2022. He explained that there are people in the community who have lock ups and garages and some people have not paid for these ever, this is now being addressed. They have managed to get back €1,100 from one owner. The former President said he wasn't paying his fees, but when he sold his apartment, he had no choice but to pay his fees as David took it to a Solicitor. They managed to get €2,500. A garage or lock up will also have a 15% increase if you own an apartment. If you don't own an apartment then it will be a 100% annual increase. David then provided some figures. They had €14,000 in the bank in Oct 2020. Today 18th October 2021 they have less than €29,000. €8,000 of that is advance payment from some owners for the painting of the building therefore that can't be used. There will be no more income coming in this year and he projected that there will be around €3,000 in maintenance etc. It is planned to keep €7,000 on hold for unexpected issues and €10,000 is ringfenced for the works to the pool. Andrew McIver asked a question regarding the reserves and feels it won't be enough going forward. David explained that it possibly isn't enough but this is essential emergency works that needs to be done now. There has been discussion in the possibility of employing a handyman and the possibility of having a separate fund where money can be accrued from owners I.E on an annual basis.

3. ELECTION OF THE PRESIDENT, COMMITTEE, AND SECRETARY ADMINISTRATOR FOR THE 2022 EXERCISE.

All residents present and 1 proxy were unanimous in their vote to reelect the President and the committee.

4. APPROVAL OF COMMUNITY FEES FOR THE YEAR 2022. INCREASE THE COMMUNITY FEE ACCORDING TO THE ATTACHED SPREADSHEETS. TO PAY IN FULL BETWEEN 1-5 JANUARY EACH YEAR. ALTERNATIVELY, YOU CAN SIGN A BANK MANDATE TO PAY QUARTERLY IN ADVANCE BETWEEN 1-5 OF EACH QUARTER OF THE MONTH OF JANUARY, APRIL, JULY AND OCTOBER. THERE WILL BE A PENALTY OF 20% FOR LATE PAYMENT.

All residents present were unanimous in agreement to the annual increase, but reiterated that the money has to be in the bank account on time. The President applauded Astrid and Thorsteinn in the work that they have done in the community. He

then said that due to the fact that he won't be available to Project Manage the upcoming works {due to he's not being allowed to stay more than 90 days}, he would offer his resignation if someone would like to take over. He stated that with regards to the painting of all apartments someone has to be there to oversee the works and ensure they are using the correct materials as per the scope of works. It was suggested that there is the possibility of employing a Spanish speaking building Surveyor to do this. The painting will take place in Jan, Feb, March 2022. The pool works will commence on 7 November 2021. This will include, new pool house, replace tiles, replace pump, build a wall, build a shower block, replace lights.

5. APPROVAL OF AN ADDITIONAL PAYMENT OF €2,000 BY ALL OWNERS, WITH A PAYMENT DEADLINE OF 1ST MARCH 2022 TO FINANCE THE PAINTING OF THE BUILDING

All residents present and 1 proxy were unanimous in their vote to the additional payment of €2,000. Andrew was concerned that this was not going to be enough but David explained that with the increase in annual fees this would make up the shortfall.

6. AGREEMENTS TO TAKE ON OWNERS WITH OUTSTANDING FEES AND ITS LEGAL CLAIM

All residents present and 1 proxy were unanimous in their vote to pursue debtors.

7. AGREEMENTS TO BE TAKEN REGARDING THE WARNING SENT TO MR DUVAL JEAN YVES. REITERATE THAT THE COMMUNITY RULES ARE ESTABLISHED AND MUST BE OBEYED BY ALL OWNERS

Please run any external improvements to your property to the committee before starting the work. You must follow the Community rules.

8. APPROVAL OF THE PAYMENT BY DAVID MACMILLIAN OF 3 YEARS ADVANCE INSTALLMENTS IN JANUARY 2022 TO FINANCE THE WORKS TO THE POOL

All residents present and 1 proxy were unanimous in their vote for David to pay 3 years advance payment. This will enable the Community to not accrue debt for the upgrade of the pool area.

9. DATE OF NEXT MEETING

Due to the current situation, we will inform residents by email when the next meeting will be. This will also be on the website and bulletin board.

10. ANY OTHER MATTER, QUESTIONS AND SUGGESTIONS

There were no further questions.

COMMUNITY OF OWNERS "LA ISLA CÁLIDA"

FINANCIAL REPORT 01/10/2020 TO 30/09/2021

	INCOME 01/10/20 TO 30/09/2021	BUDGET 2022
OWNERS' FEES	40.253,89 €	35.090,00 €
GARAGES' FEES		2.282,54 €
TOTAL INCOME	40.253,89 €	37.372,54 €
CONCEPT	EXPENDITURE 01/10/20 TO 30/09/2021	BUDGET 2022
Electricity	4.709,46 €	5.415,00 €
Water	1.803,72 €	3.400,00 €
Insurance	1.176,62 €	1.375,00 €
Legal Fees	605,00 €	900,00 €
Pool Cleaning	2.830,00 €	3.600,00 €
Stairwell Cleaning	2.040,00 €	2.400,00 €
Garden Maintenance	5.970,00 €	5.000,00 €
Garage Door	2.650,00 €	700,00 €
Lift maintenance	2.760,84 €	2.800,00 €
Gates & Locks	31,15 €	300,00 €
Electrical Repairs	1.425,00 €	1.500,00 €
Plumbing & Drains	- €	500,00 €
Painting	150,00 €	150,00 €
Builder Works	2.130,00 €	2.000,00 €
Misc Costs	1.025,00 €	500,00 €
Fire Extinguishers	- €	500,00 €
Bank Fixed Charge	73,00 €	80,00 €
Reserve funds	- €	3.970,00 €
Previous Administration	1.772,27 €	
TOTAL EXPENSES	31.152,06 €	35.090,00 €
Difference between the income and the expenses	9.101,83 €	

FINANCIAL SITUATION 30/09/2021

CONCEPTS		
Caja Rural Central (Community Account) on 01/10/2020	14.388,51 €	
* Results at 30/09/2021	9.101,83 €	
TOTAL	23.490,34 €	
Caja Rural Central (Community Account) on 30/09/2021		23.490,34 €
TOTAL	23.490,34 €	23.490,34 €

Debtors List Year 2021:

Property	Owner	Debt
ESC1-1-A / G13 / T17	Rouard Didier Rene	4.655,44 €
G07 / T07	Schandevyl Freddy Marcel	1.295,16 €
G15 / G16	Rades Spain	1.338,16 €
G20 / T20	Peelman Karine	670,04 €
		7.958,80 €

PROPOSED FEES FOR 2022

Number	Name	Apartment No,	Annual Payment	Proposed Increase 15%	Garage No	Annual Payment	Proposed Increase 15%	Lockup No	Annual Payment	Proposed Increase 15%	Present Annual Fee	Proposed Increase 15%	Proposed Annual Fee
1	MacIver Andrew	BAJO-A	1,054.02	158.10			0.00			0.00	1,054.02	158.10	1,212.12
2	Heulers Guy Andre	BAJO-B	1,609.02	241.35	G-23	215.06	32.26	T-02	72.88	10.93	1,896.96	284.54	2,181.50
3	Sundt Hannie	BAJO-C	1,068.01	160.20	G-24	215.06	32.26	T-01	66.91	10.04	1,349.98	202.50	1,552.48
4	Maxwell Joseph	BAJO-D	1,049.36	157.40	G-04	215.06	32.26	T-10	43.49	6.52	1,307.91	196.19	1,504.10
5	Marcq Denis Andre	BAJO-E	1,035.37	155.31	G-18	215.06	32.26	T-18	49.58	7.44	1,300.01	195.00	1,495.01
6	Maxwell Joseph	BAJO-F	1,413.14	211.97	G-01	155.32	23.30	T-06	70.61	10.59	1,639.07	245.86	1,884.93
7	Rouard Didier Rene	ESC.1 1â€™-A	960.75	144.11	G-13	155.32	23.30	T-17	47.79	7.17	1,163.86	174.58	1,338.44
8	Bjanes Reidun Synnone	ESC.1 1â€™-B	942.09	141.31	G-21	167.27	25.09	T-21	46.12	6.92	1,155.48	173.32	1,328.80
9	Berman Paul Jack	ESC.1 1â€™-C	1,030.70	154.61	G-06	215.06	32.26			0.00	1,245.76	186.86	1,432.62
10	Bjornsson Haukur Orm	ESC.1 1â€™-D	834.82	125.22	G-12	191.17	28.68	T-11	64.52	9.68	1,090.51	163.58	1,254.09
11	Molenaar Jacobus M H	ESC.2 1â€™-E	1,203.26	180.49	G-08	250.91	37.64	T-12	62.85	9.43	1,517.02	227.55	1,744.57
12	Maxwell Joseph	ESC.2 1â€™-F	970.07	145.51	G-05	215.06	32.26	T-13	32.38	4.86	1,217.51	182.63	1,400.14
13	Rooney Fiona Mary	ESC.2 1â€™-G	1,254.57	188.19			0.00			0.00	1,254.57	188.19	1,442.76
14	Dethise Jean Marie	ESC.1 2â€™-A	988.73	148.31	G-14	143.38	21.51	T-16	64.52	9.68	1,196.63	179.49	1,376.12
15	Duval Jean-Yves	ESC.1 2â€™-B	1,002.72	150.41	G-22	179.22	26.88	T-04	55.08	8.26	1,237.02	185.55	1,422.57
16	Thorsteinsson Thorsteinn	ESC.1 2â€™-C	1,254.57	188.19	G-25	203.12	30.47	T-05	89.01	13.35	1,546.70	232.01	1,778.71
17	Gustafsson Ake Lennart	ESC.2 2â€™-D	1,790.90	268.64	G-02/03	334.54	50.18	T-03	57.71	8.66	2,183.15	327.47	2,510.62
18	Maxwell Joseph	ESC.2 2â€™-E	960.75	144.11	G-19	179.22	26.88	T-19	43.73	6.56	1,183.70	177.56	1,361.26
19	Rasmussen Rene	ESC.1 3â€™-A	1,231.25	184.69	G-10	238.96	35.84	T-15	62.73	9.41	1,532.94	229.94	1,762.88
20	Knain Astrid Synnove	ESC.1 3â€™-B	1,618.34	242.75	G-17	513.77	77.07	T-08	92.00	13.80	2,224.11	333.62	2,557.73
21	MacMillan David	ESC.2 3â€™-C	1,940.15	291.02	G-09	203.12	30.47	T-14	71.93	10.79	2,215.20	332.28	2,547.48
TOTALS			25,212.59	3,781.89		4,205.68	630.85		1,093.84	164.08	30,512.11	4,576.82	35,088.93

PROPOSED FEES FOR 2022

Name	Email Address	Garage No	Annual Payment	Lockup No	Annual Payment	Total	Proposed Increase 100%	Proposed Annual Fee
Schandevyl Freddy Marcel	carine-freddy68@live.be	G-07	262.86	T-07	60.93	323.79	323.79	647.58
Buys Godelieve Jeanne	lievebuys@hotmail.com	G-11	250.91	T-09	64.52	315.43	315.43	630.86
Rades Spain	artana.spain@mail.ru	G-15	167.27			167.27	167.27	334.54
Rades Spain	artana.spain@mail.ru	G-16	167.27			167.27	167.27	334.54
Peelman Karine	karine8400@hotmail.com	G-20	131.43	T-20	36.08	167.51	167.51	335.02
			979.74		161.53	1141.27	1141.27	2282.54