

COMMUNITY OF OWNERS "LA ISLA CÁLIDA"

CIF: H54861190

MINUTES OF THE ANNUAL 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 Article 16 of the Horizontal Property Law, the owners meet at "Las Ramblas Golf", located at Avenida Ramblas De Oleza, 37, 03189, Dehesa de Campoamor, at 09:15 a.m. and on the first call, in order to debate and decide about the previously established Agenda. The meeting concluded at 12:25 p.m.

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

<u>Owner Name</u>	<u>Property</u>	<u>Representative</u>
MACIVER, ANDREW	BAJO A	
HEULERS, GUY ANDRE	BAJO B	ASTRID KNAIN
SUNDT, HANNIE	BAJO C	
MAXWELL, JOSEPH	BAJO D	
HARDY, PATRICK MARIUS G	BAJO E	
MAXWELL, JOSEPH	BAJO F	
MANEIRO DÍAZ, SABRINA	ESC. 1-1-B	ASTRID KNAIN
BERMAN, PAUL JACK	ESC. 1-1-C	ASTRID KNAIN
BJORNSSON, HAUKE ORM	ESC. 1-1-D	
MOLENAAR, JACOBUS M H	ESC. 2-1-E	
MAXWELL, JOSEPH	ESC. 2-1-F	
ROONEY, FIONA MARY	ESC. 2-1-G	ASTRID KNAIN
DUVAL, JEAN-YVES	ESC. 1-2-B	ASTRID KNAIN
THORSTEINSSON, THORSTEINN	ESC. 1-2-C	ASTRID KNAIN
GUSTAFSSON, AKE LENNART	ESC. 2-2-D	
MAXWELL, JOSEPH	ESC. 2-2-E	
RASMUSSEN, RENE	ESC. 1-3-A	ASTRID KNAIN
KNAIN, ASTRID SYNNOVE	ESC. 1-3-B	
MACMILLAN, DAVID	ESC. 2-3-C	

ATTENDING THE MEETING: 19 OWNERS (12 ATTENDING – 7 PROXY)
AINHOA GONZALVEZ (AMARMAT CONSULTING)

2 OWNERS DID NOT ATTEND OR UTILIZE THEIR PROXY VOTE.

1. READING AND APPROVAL, IF APPLICABLE, OF THE MINUTES OF THE PREVIOUS MEETING. AGREEMENTS TO BE MADE.

The President, Mr. Joseph Maxwell welcomes the attendants. He starts by explaining his resignation as President after those years being ahead the Community. The room thanked him and the Committee for all the work done.

He then asked if anyone required a copy of the previous Minutes, and reminded the attendants that they've got them available, as well, on the website.

Put to the vote, it is reached by UNANIMITY to approve the Minutes of the Ordinary General Meeting held on October 18, 2021.

2. PRESENTATION AND APPROVAL OF THE ACCOUNTS FOR FISCAL YEAR 2022. AGREEMENTS TO BE TAKEN.

The President, Mr. Joseph Maxwell, invited Mr. Macmillan to present the accounts of last fiscal year, from October 2021 to September 2022, and the Budget for the following year.

He started explaining the income received during the year, which has been higher due to the extra payment that all owners have done to do painting. He also thanked all the owners for its prompt payment and reiterated that the community only has one debtor, which is the construction company, RADES SPAIN, which still owns two garage spaces.

He continued with the expenditure, answering all basic questions that owners could have. He also reminded the attendants that prices, specially for water and electricity, have increased substantially and has been proposed, together with Amarmat Consulting, to get a quote from Zulux, a company that provides a fixed quote for electricity and which aim is to make much more sustainable communities.

He also remarked that the accounts are dated 30th September 2022 and some expenditures, as garden works have not been included on the statement, as have been carried out in October.

A copy of the accounts and budget is attached to the Minutes.

Put to the vote, it is reached by UNANIMITY to approve the Accounts for Fiscal Year 2022 and Budget 2023.

3. ELECTION OF THE PRESIDENT, COMMITTEE, AND SECRETARY ADMINISTRATOR FOR THE 2023 EXERCISE. AGREEMENTS TO BE TAKEN.

After Mr. Joseph Maxwell resignation as President, the Vice-President, Mr. David MacMillan, informed the attendants that he would like to stand as President for the following year. Nobody was against this.

He also informed that Mrs. Astrid Knain and Mr. Thorsteinn Thorsteinsson have expressed him their wish to continue as part of the Committee. He then asked the room if anyone would like to join. Some of the attendants invited Mr. Andrew MacIver, from BAJO A, to take part in the Committee, who finally accepted.

The vote is taken and the following Governing Board is elected by UNANIMITY for the year 2022/2023: The president Mr David MacMillan confirmed that a representative from Amarmat Consulting would become the second signatory to the community bank account.

<u>President:</u>	Mr. David MacMillan (ESC. 2-3-C)
<u>Vice-President:</u>	Mrs. Astrid Synnove Knain (ESC. 1-3-B)
<u>Secretary-Administrator:</u>	Mr. David MacMillan (ESC. 2-3-C)
<u>Committee:</u>	Mr. Thorsteinn Thorsteinsson (ESC. 1-2-C)
	Mr. Andrew MacIver (BAJO A)

4. APPROVAL OF COMMUNITY FEES FOR THE YEAR 2023. INCREASE THE COMMUNITY FEE ACCORDING TO THE ATTACHED SPREADSHEETS. TO PAY IN FULL BETWEEN 1-5 JANUARY EACH YEAR. ALTERNATIVELY, SIGN A BANK MANDATE TO PAY QUARTERLY IN ADVANCE, BETWEEN THE 1ST AND 5TH OF EACH QUARTER OF THE MONTH OF JANUARY, APRIL, JULY AND OCTOBER. ESTABLISH A PENALTY OF 20% FOR LATE PAYMENT. AGREEMENTS TO BE TAKEN.

All residents present were unanimous in agreement to the annual increase, so as to cover the price raise that is affecting most items budgeted.

The President also commented the change of company on pool maintenance, which will be starting from 1st November this year.

A spreadsheet of the fees' increase is attached to this Minutes. Put to the vote, it is reached by UNANIMITY to approve the community fees and its increase for Year 2023.

Apartment No.	Fee Apartment	Garage No	Fee Garage	Lockup No	Fee Lockup	Annual Fee Total	Proposed Increase 5%	Proposed Annual Fee Total
BAJO-A	1.212,12	n/a	0,00	n/a	0,00	1.212,12	60,61	1.272,73
BAJO-B	1.850,37	G-23	247,32	T-02	83,81	2.181,50	109,08	2.290,58
BAJO-C	1.228,21	G-24	247,32	T-01	76,95	1.552,48	77,62	1.630,10
BAJO-D	1.206,76	G-04	247,32	T-10	50,01	1.504,09	75,20	1.579,29
BAJO-E	1.190,68	G-18	247,32	T-18	57,02	1.495,02	74,75	1.569,77
BAJO-F	1.625,11	G-01	178,62	T-06	81,20	1.884,93	94,25	1.979,18
ESC.1 1-A	1.104,86	G-13	178,62	T-17	54,96	1.338,44	66,92	1.405,36
ESC.1 1-B	1.083,40	G-21	192,36	T-21	53,04	1.328,80	66,44	1.395,24
ESC.1 1-C	1.185,31	G-06	247,32	n/a	0,00	1.432,63	71,63	1.504,26
ESC.1 1-D	960,04	G-12	219,85	T-11	74,20	1.254,09	62,70	1.316,79
ESC.2 1-E	1.383,75	G-08	288,55	T-12	72,28	1.744,58	87,23	1.831,81
ESC.2 1-F	1.115,58	G-05	247,32	T-13	37,24	1.400,14	70,01	1.470,15
ESC.2 1-G	1.442,76	n/a	0,00	n/a	0,00	1.442,76	72,14	1.514,90
ESC.1 2-A	1.137,04	G-14	164,89	T-16	74,20	1.376,13	68,81	1.444,94
ESC.1 2-B	1.153,13	G-22	206,10	T-04	63,34	1.422,57	71,13	1.493,70
ESC.1 2-C	1.442,76	G-25	233,59	T-05	102,36	1.778,71	88,94	1.867,65
ESC.2 2-D	2.059,54	G-02/03	384,72	T-03	66,37	2.510,63	125,53	2.636,16

ESC.2 2-E	1.104,86	G-19	206,10	T-19	50,29	1.361,25	68,06	1.429,31
ESC.1 3-A	1.415,94	G-10	274,80	T-15	72,14	1.762,88	88,14	1.851,02
ESC.1 3-B	1.861,09	G-17	590,84	T-08	105,80	2.557,73	127,89	2.685,62
ESC.2 3-C	2.231,17	G-09	233,57	T-14	82,71	2.547,45	127,37	2.674,82
	28.994,48		4.836,53		1.257,92	35.088,93	1.754,45	36.843,38

Garage No	Lockup No	Qtr Fee	Annual Fee	Proposed Increase 5%	Proposed Annual Fee 5%	Proposed Quarterly Fee
G-07	T-07	161,90	647,58	32,38	679,96	169,99
G-11	T-09	157,72	630,86	31,54	662,40	165,60
G-15	n/a	83,64	334,54	16,73	351,27	87,82
G-16	n/a	83,64	334,54	16,73	351,27	87,82
G-20	T-20	83,76	335,02	16,75	351,77	87,94
		570,64	2.282,54	114,13	2.396,67	599,17

5. APPROVAL OF AN ADDITIONAL PAYMENT OF € 2,000 BY ALL OWNERS, WITH A PAYMENT DEADLINE MAY 1ST 2023, TO FINANCE CAPITAL REPAIRS AND UPGRADES - WATER LEAK BUILDING ONE LIFT SHAFT ROOF, INTERCOM SYSTEM, PERIMETER GATES AND FAÇADE, ENTRANCE DOORS, SCREENING ABOVE FRONT AND REAR WALLS, CCTV SYSTEM. APPROVAL OF 20% PENALTY IF PAYMENT IS MADE OUT OF DEADLINE.

SUBJECT TO FUNDING AVAILABILITY AND PRIORITIES IDENTIFIED AND SET BY THE COMMITTEE.

There was a general discussion between the attendants at this point of the Meeting. Following which the President emphasized that the additional funding was required by the Committee to ensure that they were able to progress the repairs outlined and further confirmed that these expenses would be prioritized by the President and supported by the Committee members.

As there were several points of view on this item, it was decided to put it into vote, resulting 5 present votes and 7 proxy votes in favour, being a total of 12 votes in favour; 6 present votes against, and 1 blank vote. As there was majority in favour, the payment was approved.

6. APPROVAL OF A PAINTING FUND. PROPOSAL OF AN ADDITIONAL ANNUAL PAYMENT OF €400 BY ALL OWNERS TO FUND THE BUILDING PAINTING EVERY 5/6 YEARS.

After the approval of the € 2,000 payment on Item 5, there was a general feeling of not approving the painting fund for this year.

Put to the vote, it is reached by UNANIMITY not to approve the annual payment, as painting fund, for Year 2023.

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

As the sole debtor is RADES SPAIN, for the current amount of €2,007.24, Mr. MacMillan explained the attendants that he already has dealt with this issue with Nicoleta, at Amarmat Consulting and

she recommended not to start legal claim until the debt raises €4,000 or €5,000. Otherwise, the costs will be higher than the debt recovered.

Put to the vote, it is reached by UNANIMITY to persuade the debtors, but not to take legal claim on them, for this year.

8. DATE OF THE NEXT MEETING TO BE AGREED AND FIXED FOR ALL FUTURE AGM'S.

It was decided to fix the Annual General Meeting on the 3rd Monday each month of October. Next Meeting will take place on Monday, 16th October 2023.

All attendants UNANIMOUSLY agreed on that.

9. ANY OTHER MATTER, QUESTIONS AND SUGGESTIONS.

There were no further questions.

And, with nothing else to discuss, this General Meeting is concluded, being 12:25 p.m., thanking all attendees.

Signed. -

President
Mr. David MacMillan