

COMMUNITY OF OWNERS “LA ISLA CÁLIDA”

CIF: H54861190

Administration: Amarmat Consulting Bureau S.L. B54659339

C/ Manuel de Falla S/N, Centro Comercial Rioja, Local 20B

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**MINUTES OF THE ANNUAL GENERAL MEETING OF THE COMMUNITY OF OWNERS
“LA ISLA CÁLIDA” HELD ON 20 OCTOBER 2025**

In Las Ramblas, municipality of Orihuela (Alicante), where the owners indicated below are present or represented, is held the Annual General Meeting of this Community of Owners, at 9:30 a.m. on Monday, 20th October 2025, on the second call, as there is no quorum for the first call, in time and manner legally established.

The President of the Community, Mr. Andrew Maciver and Ms. Ainhoa González on behalf of the business Amarmat Consulting Bureau S.L.U.:

<u>PROPERTY</u>	<u>OWNER NAME</u>	<u>REPRESENTATIVE</u>
BAJO A	MACIVER, ANDREW	
BAJO D	MAXWELL, JOSEPH	
BAJO E	HARDY, PATRICK MARIUS G	
BAJO F	MAXWELL, JOSEPH	
ESC. 1-1-C	BERMAN, PAUL JACK	
ESC. 1-1-D	BJORNSSON, HAUKUR ORM	
ESC. 1-2-C	THORSTEINSSON, THORSTEINN	
ESC. 2-2-D	SEDGWICK, VALERIE	
ESC. 2-2-E	MAXWELL, JOSEPH	
ESC. 1-3-A	RASMUSSEN, RENE	MACMILLAN, DAVID
ESC. 1-3-B	KNAIN, ASTRID SYNNOVE	MACMILLAN, DAVID
ESC. 2-3-C	MACMILLAN, DAVID	

PRESENT AND REPRESENTED OWNERS

PRESENT OWNERS	10
REPRESENTED OWNERS	2
TOTAL	12

The President began by thanking the owners for dedicating their time to attend the meeting, highlighting the importance of participation to gather everyone’s viewpoints, reflect on the events of the previous year, and determine the necessary actions for the upcoming period.

The President then expressed his appreciation to the administrator for her assistance during the year, noting that her collaboration had contributed to the effective handling of the community’s routine matters.

He continued by acknowledging that the year had been particularly challenging, citing the absence of the Vice-President, Sabrina. When he accepted the role with Sabrina as his second, he had expected the workload to be more manageable. He added that residing in the United Kingdom had created additional difficulties in coordinating and organizing certain matters.

In this regard, he reported that issues with the swimming pool had arisen, which prevented the completion of other planned tasks such as painting works, as the scope of the pool issue was initially unknown. These works were therefore postponed. Nevertheless, he noted that, given that the problem appeared just prior to the summer season, closing the pool for major repairs would not have been feasible in any case.

He concluded by noting that the experience gained over the year had made him aware of the differences between the procedures typically followed in the United Kingdom and the management times commonly encountered in Spain.

The President closed his address by thanking the attendees once again and inviting the meeting to proceed with the remainder of the agenda.

AGENDA

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

It was noted that the Minutes would not be read aloud, as all owners had already received them by email. No queries or observations had been submitted prior to the meeting.

Attendees were asked if there were any questions or comments regarding the document. As no objections were raised and unanimous agreement was expressed, the Minutes of the previous meeting were declared approved.

2. PRESENTATION OF THE VERIFIED ACCOUNTS FOR THE YEAR ENDING SEPTEMBER 30TH, 2025. AGREEMENTS TO TAKE.

The verified community accounts for the financial year ending 30 September were presented to the General Meeting. The accounts had been previously circulated to the owners by email.

It was reported that income for the year was higher than the previous year, mainly due to the increase in community fees approved in the prior exercise. Expenditure remained in line with, or slightly below, the approved budget, resulting in a positive balance.

The current bank balance amounts to €47,556.88, of which €16,800.00 is ring-fenced as a reserve fund for future painting works to the building. Although this reserve is held within the same bank account, it is clearly identified and allocated for this specific purpose. The remaining €30,756.88 is available for general community use.

It was explained that the bank does not allow the opening of a separate sub-account for reserve funds, therefore a single account is maintained with internally allocated funds.

The existence of outstanding debt amounting to €4,185.14 was also noted, mainly related to properties belonging to the developer. Due to the legal and financial circumstances, recovery through court action is not considered viable at present. Nevertheless, the debt will continue to be recorded annually for transparency and future reference.

As no further questions were raised, the accounts were submitted to vote and unanimously approved. A copy of the approved accounts is attached at the end of this document.

3. AGREEMENTS TO BE TAKEN ON OWNERS WITH OUTSTANDING FEES AND ITS LEGAL CLAIM.

The situation of owners with outstanding fees was clarified. It was highlighted that the total debt amounts to €4,185,314, and that initiating legal action is not feasible until a higher threshold is reached.

Certain debts are particularly difficult to recover due to the dissolution of associated construction companies. Actions concerning debts older than 20 years are intended solely to recover ownership of garages and other common properties, not the owed money.

It was agreed to maintain the debt registered and to postpone any legal action until amounts are reached that make the procedure viable, prioritizing the recovery of ownership of garages and other common properties. The importance of recording and documenting debts for potential future actions was emphasized.

4. POOL REPAIR. AGREEMENTS TO TAKE.

The meeting was informed of the current condition of the communal swimming pool, noting wear and tear of materials as well as issues with tiling and grout.

Atlantir, the Community's pool maintenance company, following several on-site inspections and meetings at the pool area, presented two main options for addressing the current condition of the swimming pool:

1. A temporary repair, consisting of partial patching works, with an estimated cost of €4,000.00, which would not provide long-term durability or guarantees.
2. A comprehensive refurbishment, involving the removal of all existing tiles and grouting and a full professional re-tiling of the pool, with an estimated cost of €20,000.00, offering a more durable and guaranteed solution.

The possibility of alternative technical solutions, including new materials and installation techniques aimed at improving durability and reducing future maintenance, was also discussed.

It was agreed that the repair of the swimming pool will be treated as the top priority. Other works, such as painting, pathways and landscaping, will be assessed subsequently, according to their level of urgency and the available budget.

The importance of proceeding in accordance with safety, hygiene and long-term maintenance criteria, and of ensuring that all works are professionally coordinated, was emphasized.

It was further agreed that the President will be assisted by the owners who have offered to help in the assessment of the available options. The owners will be informed once the most suitable solution has been identified.

5. APPROVAL OF THE BUDGET FOR ORDINARY EXPENSES FOR THE 2025 FISCAL YEAR AND COMMUNITY FEES. AGREEMENTS TO TAKE.

The budget for the upcoming fiscal year was presented. It was noted that the expected expenditure on the swimming pool next year will be significant and will reduce the Community's available funds. In order to maintain financial balance and ensure sufficient resources for ongoing and planned maintenance and repairs, an increase of 3% in the community fees was proposed.

This increase represents an estimated maximum annual rise of approximately €30 to €60 per apartment, with a total impact on the Community of around €1,300.

Following discussion, the budget was put to a vote, resulting in the following outcome:

- Votes in favour: 9 properties
- Abstentions: 3 properties
- Votes against: none

Accordingly, the budget was approved, with the proposed increase in community fees. A copy of the approved budget and the updated fees schedule is attached at the end of this document.

6. ELECTION OF THE PRESIDENT, COMMITTEE AND SECRETARY-ADMINISTRATOR FOR THE 2025 EXERCISE. AGREEMENTS TO BE TAKEN.

The meeting addressed the election of the President, Committee members, and Secretary-Administrator for the 2025/2026 financial year.

The current President expressed willingness to continue in office, emphasizing that, due to personal time constraints and not residing permanently on-site, support from other owners would be necessary to manage ongoing community projects effectively, particularly the pool refurbishment.

The President highlighted the importance of active involvement and communication in supervising contractors, monitoring works, and ensuring proper maintenance, noting that successful management requires coordination and oversight beyond simple phone calls or orders. Owners volunteering to assist were acknowledged as crucial for shared responsibility and effective execution of projects.

It was agreed that Andrew would continue as President. The Committee was formed with the following members: Joe, David, Thorsteinn, and Val, who will assist as needed in ongoing projects. Additionally, the Secretary-Administrator will continue in their role. Owners who volunteered to support the President and Committee will coordinate as necessary to ensure smooth progress of works and maintenance.

With the positions approved at the General Meeting, the Management Committee of the Community for the year 2025/2026 is as follows:

<u>President:</u>	Mr. Andrew Maciver (BAJO A)
<u>Secretary-Administrator:</u>	Amarmat Consulting Bureau, S.L.U.
<u>Committee:</u>	Mr. Joseph Maxwell (BAJO B, BAJO F, ESC.2.2.E)
	Mr. Thorsteinn Thorsteinsson (ESC.1.2.C.)
	Mrs. Valerie Sedgwick (ESC.2.2.D)

Mr. David MacMillan (ESC.2.3.C)

The President and Secretary-Administrator will have access and operational authority over the community's bank account, being able to open, close, and withdraw amounts through checks, promissory notes, transfers, payment orders, or any other means; open and manage current accounts, establish and withdraw deposits, and generally carry out all types of banking operations. The account will be managed jointly, requiring two signatures for any transaction.

Furthermore, Ms. Ainhoa González Perea, with DNI 74382867-Q, as employee of Amarmat Consulting Bureau, S.L.U., is authorized to operate as a signer on the community's bank account.

7. CADASTRAL SITUATION OF THE GARAGES IN THE COMMUNITY. POSSIBLE SOLUTIONS AND AGREEMENTS TO TAKE.

Ainhoa explained the current cadastral situation regarding the garages and storage units in the community. It was noted that, although ownership of the garages and storage units is correctly reflected in the Land Registry, they have not been individually updated in the Cadastral Registry. As a result, SUMA invoices are issued in the name of the building company rather than the individual owners.

It was explained that this issue affects some units and that, if corrected, the financial impact would be limited, approximately €60–70 per unit per year, with a potential retroactive adjustment for the last four years. However, correcting the cadastral registration would require obtaining Land Registry certificates for each garage and storage unit (estimated cost around €500), preparing and submitting documentation to the Cadastral Registry, and paying professional fees (approximately €420–450).

The meeting discussed possible solutions, including whether the community should take action to update the cadastral records. It was agreed that the cost and administrative effort involved make it unnecessary for the community to intervene. Owners are responsible for addressing any cadastral corrections individually if they choose to do so.

A vote was held on whether to proceed with updating the cadastral registry:

- In favor of taking action: 0
- In favor of taking no action: all present

Accordingly, it was agreed that the situation will remain as it is, with no community intervention. Owners should be aware that, in the event of a future sale, any discrepancies in the cadastral registry may result in a retroactive SUMA invoice.

8. SECURITY IN THE COMMUNITY. AGREEMENTS TO TAKE.

The meeting addressed the issue of security within the community. It was highlighted that security is a shared responsibility of all owners. The discussion covered possible measures, including the installation of CCTV cameras and self-closing mechanisms on the entrance doors and gates. However, concerns were raised regarding privacy, cost, effectiveness, and maintenance of such systems.

It was agreed that each owner is ultimately responsible for the security of their own property. Owners were encouraged to take appropriate measures, such as installing personal alarm systems, cameras, or motion sensors, to provide peace of mind and serve as a deterrent.

The importance of vigilance was emphasized, including ensuring that gates and entrance doors are properly closed, challenging unknown individuals, and monitoring any access by renters or contractors. It was noted that any unsupervised workmen or unauthorized access to apartments poses a security risk.

After discussion, the meeting concluded that no community-wide security systems or investments will be implemented at this time. The consensus was that maintaining personal responsibility, awareness, and communication among owners is the most effective way to protect the community.

9. PROPOSAL FROM PROPERTY ESC.1.1.D: REQUEST FOR AUTHORIZATION TO INSTALL GLASS CURTAINS ON THE BALCONY. AGREEMENTS TO TAKE.

The meeting addressed the request from the owner of property ESC.1.1.D to install glass curtains on their balcony. The term “glass curtains” was clarified as a system of bifolding glass panels, allowing the balcony to remain enclosed while maintaining its original use as an outdoor space.

It was noted that any modification affecting the external appearance of the building requires prior authorization from the community to ensure uniformity and compliance with community rules. Considerations were raised regarding the potential impact on the building’s aesthetics, as well as the possibility of noise issues or maintenance requirements associated with the installation.

After discussion, the proposal was submitted to a vote, resulting in:

- Votes in favor: 4 properties
- Votes against: 8 properties

Accordingly, the request was rejected due to concerns about preserving the uniformity of the building’s exterior and avoiding a patchwork appearance. It was clarified that this decision is specific to this request and does not prevent owners from seeking approval for other future modifications, provided that prior authorization is obtained from the community.

10. DATE OF THE NEXT MEETING.

The date of the next meeting was proposed and agreed to be **Monday, 19th October**, following the usual schedule.

11. ANY OTHER MATTER, QUESTIONS AND SUGGESTIONS.

It was reported that one of the fuses in the main electricity inputs to the building had blown, affecting four apartments and the lifts. The issue was investigated by an electrician, and emergency services and the electricity company were notified. The lift is now working, and further monitoring will continue.

No other matters, questions, or suggestions were raised by the owners present.

And, with nothing else to discuss, this General Meeting is concluded, being 11:51 a.m., thanking all attendees.

Signed. -

**President
Mr. Andrew Maciver**

**Secretary-Administrator
Amarmat Consulting Bureau, S.L.U.**