

Minutes of the Ordinary General Meeting CP ALCAZABA LAGOON SECTOR I

In Casares, at 12:00 noon on March 29, 2023, and in the Office of COMUNIMÁS, duly convened, the co-owners, present or represented, who are subsequently related, meet in second call, under the presidency of D. CHRISTOPHER ARMITAGE, and acting as Secretary-Administrator Mrs. Joni Burnett on behalf of COMUNIMAS, SLU, in order to celebrate the Ordinary General Meeting of the CP ALCAZABA LAGOON SECTOR I, and in accordance with the following:

AGENDA:

- 1 Reading and approval of the accounts of the previous financial period.
- 2 Reading and approval of the Budget for the current financial year.
- 3 Approval, if applicable, to empower the President to appoint a lawyer or solicitor for the judicial claim to the delinquent owners of the Community, both in Spain and the rest of the EU & UK, as well as the settlement of said debt, imputing all the expenses involved in the claim of debts to the delinquent owner.
- 4 Election or re-election of offices (President and Secretary - Administrator; Vice-President and Committee where appropriate).
- 5 Application for the modification/extension of ground floor terrace. Specifications to be agreed.
- 6 Information about the EUC and budget update.
- 7 Information about the Lagoon, budget update and modification of statutes, if applicable.
- 8 Any other business.

Present:

| Owner | Property | Copr Fee. % | Board Position |
|---------------------------------------|-----------------|-------------|----------------|
| CHRISTOPHER & CARLOLE ANNE ARMITAGE | APTO.212-G9-T2 | 0,78050 | President |
| JASON & AMBER CALLOW | APTO.422-G8-T9 | 1,01140 | Board member |
| NICOLA ANNE MASON | APTO.503-G9-T2 | 0,87630 | |
| HOLLYWOOD MANAGEMENT, SA | APTO.504-G8-T9 | 1,15110 | |
| HANS PETER GERHARD DATHE | APTO.612-G4-T4 | 0,95680 | |
| DAVID J. FITCHETT & CARRIE A. STANLEY | APTO.702-G13-T7 | 0,95670 | |
| JENS-HENRIK GRANN Y KETTY JEPSEN | APTO.703-G11-T8 | 0,95680 | |
| THOMAS MAIR FLETT | APTO.705-G7-T4 | 1,29840 | |
| JAMES STUART WALLACE | APTO.711-G9-T6 | 1,19120 | |
| PAUL AND KAREN HUTCHINSON | APTO.714-G4-T1 | 0,97080 | |
| PATRICK GASTON GRANADO | APTO.721-G6-T3 | 1,35210 | |
| PAUL DRAGONETTI DRAGONETTI | APTO.801-G5-T4 | 1,15100 | |
| DIEGO ENRIQUE PARRA LEAL | APTO.803-G7-T8 | 0,87630 | |
| OTTMAR AND FRESIA DEL CARMEN BECK | APTO.821-G6-T5 | 1,29850 | |
| PATRICK GASTON GRANADO | APTO.914-G11-T7 | 0,97070 | |

Represented:

| Owner | Property | Copr Fee. % | Represented by |
|----------------------------|-----------------|-------------|-------------------------------------|
| STEVE MCDONALD | APTO.104-G1-T1 | 0,81340 | CHRISTOPHER & CARLOLE ANNE ARMITAGE |
| ALEXANDER NIAL LIVINGSTONE | APT.411-G10-T10 | 0,78050 | JASON & AMBER CALLOW |
| WIMARK SEDAES SL | APTO.414-G3-T5 | 0,78050 | JONI BURNETT |

| | | | |
|------------------------------------|-------------------|---------|---------------------------------------|
| DERICHS WILHELM | APTO.421-G5-T6 | 1,01140 | CHRISTOPHER & CARLOLE ANNE ARMITAGE |
| DAVID PETER SEXTON | APT.502-G10-T10 | 0,87640 | CHRISTOPHER & CARLOLE ANNE ARMITAGE |
| BRUTOUT SERGE OSCAR SIMON | APTO.511-G2-T4 | 0,97680 | PATRICK GASTON GRANADO |
| PHILIPPE FORTEMPS & MARTINE MIGEOT | APT.704-G14-T11 | 0,95680 | DIEGO ENRIQUE PARRA LEAL |
| SRES PENDERSEN & LINDAHL | APTO.811-G1-T1 | 0,97680 | PAUL DRAGONETTI DRAGONETTI |
| PATRICIUS ADRIANUS MARIA EXILE | APTO.814-G9-T7 | 0,97680 | DAVID J. FITCHETT & CARRIE A. STANLEY |
| MICHELLE LOUISE NEWMAN BROWN | APTO.902-G10-T5 | 0,95680 | JONI BURNETT |
| JEAN CLAUDE ROGER DELCART | APTO.903-G9-T6 | 0,95670 | PATRICK GASTON GRANADO |
| OLIVIER LACROIX | APTO.904-G6-T3 | 1,29850 | PATRICK GASTON GRANADO |
| MICHAEL MAURICE JOSEPH BORLEE | APTO.911-G12-T9 | 0,97080 | PATRICK GASTON GRANADO |
| AART VAN OS | APTO.922-G7-T4 | 1,35200 | OTTMAR AND FRESIA DEL CARMEN BECK |
| ROBERT JAMES MCLAGGAN | APTO.1014-G10-T10 | 0,97690 | CHRISTOPHER & CARLOLE ANNE ARMITAGE |

This Ordinary General Meeting of the CP ALCAZABA LAGOON SECTOR I begins, on second call, with a total of 29 present and represented, representing a total of 30.4597%, this meeting is valid according to current legislation.

The Meeting began with a discussion of agenda items. All owners who were not up to date with the payment of all their dues at the beginning of the Meeting, have been able to participate in the meeting, but have not been able to vote on the points discussed.

1 Reading and approval of the accounts of the previous financial period.

This point begins by commenting to all the owners that before the meeting, a complete report has been sent to all of them on the expenses and income that occurred in the financial year in question, as well as an explanation of these, which we record in this minutes.

See below the full breakdown and some explanatory notes, indicating the complete accounts, along with the corresponding invoices, are available in the office for the owner who wants to consult them.

- **Civil liability insurance:** This item is higher than normal due to the increases in CPI that the country is suffering as a result of inflation.
- **Fire-fighting systems:** This item is higher because this year there have been many restamps of fire extinguishers in the Community, as a general rule, extinguishers must have annual maintenance, but once the period of 5 years has elapsed, these extinguishers must be restamped for proper maintenance, the cost being triple that of maintenance.
- **Garden Repairs:** This item is higher than budgeted because multiple improvements and repairs have been carried out in community gardens.
- **Electricity and lighting:** As you can see, this item is much higher than normal due to the continuous increases in the price of electricity in Spain.
- **Pool repairs:** This item has been higher because it has been necessary to carry out important repair work in the filtering system of our pools.
- **Electricity common areas:** This item is much higher than normal due to the continuous increases in the price of electricity in Spain as a result of inflation and the war in Ukraine. Due to this, a change in the electricity marketer has been requested.

Evolución del Presupuesto con Justificante de Saldo
28 - CPALCAZABA LAGOON SECTOR I
Desde: 01/01/2022 hasta 31/12/2022

INGRESOS

| | | |
|-----------------------|---|-------------------|
| 7050001 | CUOTA ORDINARIA / ORDINARY FEES | 349.247,03 |
| 7050008 | EUC / ENTITY | 40.000,00 |
| 7050009 | LAGUNA / LAGOON | 70.000,20 |
| 7050010 | DESCUENTO / DISCOUNT (+) | 112.177,49 |
| 7050012 | MANDOS Y LLAVES / FOBS & KEYS | 60,00 |
| 7050015 | CUOTA INTERNET / COMU.-INTERNET | 6.556,25 |
| 7780001 | Ingresos extraordinarios / Extraordinary income | 53.496,00 |
| Total Ingresos | | 631.536,97 |

| GRUPO 1 Gastos Generales / General Expenses | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
|--|---|--------------------|-------------------|-------------------|------------------|
| 6220100 | Reparación y conservación / Repair & maintenance | 10.000,00 | 7.914,69 | 2.085,31 | 79,15 |
| 6230001 | Administración / Administration | 10.635,00 | 10.634,88 | 0,12 | 100,00 |
| 6230002 | Papelería / Paperwork | 600,00 | 600,00 | 0,00 | 100,00 |
| 6230004 | Traducciones / Translations | 1.000,00 | 609,99 | 390,01 | 61,00 |
| 6230007 | Web | 300,00 | 166,98 | 133,02 | 55,66 |
| 6230012 | I.V.A. / V.A.T | 2.300,00 | 2.503,78 | -203,78 | 108,86 |
| 62320001 | Abogados / Lawyers | 500,00 | 0,00 | 500,00 | 0,00 |
| 6250003 | Seguro multirriesgo / Insurance | 5.800,00 | 7.311,95 | -1.511,95 | 126,07 |
| 6260001 | Comisiones bancarias / Bank expenses | 400,00 | 317,08 | 82,92 | 79,27 |
| 6270001 | Varios / Various | 1.500,00 | 1.602,43 | -102,43 | 106,83 |
| 6790001 | Gastos y Pérdidas de ejercicios anteriores | 0,00 | 126,91 | -126,91 | 0,00 |
| Total Grupo | | 33.035,00 | 31.788,69 | 1.246,31 | 96,23 |
| GRUPO 2 Bloques / Blocks | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
| 6220108 | Reparaciones Bloques / Block Repairs | 12.000,00 | 11.731,78 | 268,22 | 97,76 |
| 6220203 | Servicio de Limpieza / Cleaning Services | 38.000,00 | 37.374,48 | 625,52 | 98,35 |
| 6220305 | Sistemas anti-incendios / Fire extinguisher | 3.200,00 | 3.883,51 | -683,51 | 121,36 |
| 6220401 | Conservación ascensores / Lift conservation | 18.000,00 | 18.489,76 | -489,76 | 102,72 |
| 6220605 | Mant. Placas Solares / Solar Panel Maint. | 3.400,00 | 3.170,20 | 229,80 | 93,24 |
| Total Grupo | | 74.600,00 | 74.649,73 | -49,73 | 100,07 |
| GRUPO 3 Piscina / Pool | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
| 6220501 | Documentación piscina / Pool documentation | 2.100,00 | 2.187,68 | -87,68 | 104,18 |
| 6220502 | Productos piscina / Pool products | 6.000,00 | 7.662,30 | -1.662,30 | 127,71 |
| 6220504 | Reparación piscina / Pool repairs | 1.000,00 | 2.845,92 | -1.845,92 | 284,59 |
| Total Grupo | | 9.100,00 | 12.695,90 | -3.595,90 | 139,52 |
| GRUPO 4 Jardines / Gardens | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
| 6220106 | Control de Plagas / Pest Control | 4.658,52 | 4.658,52 | 0,00 | 100,00 |
| 6220701 | Artículos jardinería / Gardening articles | 5.000,00 | 4.160,27 | 839,73 | 83,21 |
| 6220702 | Mantenimiento Jardines / Garden Maintenance | 95.300,00 | 95.462,22 | -162,22 | 100,17 |
| 6220703 | Reparaciones Jardines / Garden Repairs | 8.000,00 | 12.160,30 | -4.160,30 | 152,00 |
| 6220706 | Poda Palmeras / Palm tree pruning | 11.000,00 | 11.116,27 | -116,27 | 101,06 |
| Total Grupo | | 123.958,52 | 127.557,58 | -3.599,06 | 102,90 |
| GRUPO 5 Suministros / Utilities | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
| 622080104 | Electricidad zonas comunes / Electricity general Services | 28.000,00 | 40.027,16 | -12.027,16 | 142,95 |
| 622080201 | Agua Servicios Comunes / Water General Services | 35.000,00 | 34.969,53 | 30,47 | 99,91 |
| Total Grupo | | 63.000,00 | 74.996,69 | -11.996,69 | 119,04 |

Evolución del Presupuesto con Justificante de Saldo
28 - CP ALCAZABA LAGOON SECTOR I
Desde: 01/01/2022 hasta 31/12/2022

| GRUPO 6 Other / Otros | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
|-------------------------------|--|-------------|------------|------------|-----------|
| 6230015 | Fondo Legal 5% / Legal Reserve 5% | 16.000,00 | 0,00 | 16.000,00 | 0,00 |
| 6290001 | Inversiones y Mejoras / Investments and improvements | 0,00 | 44.562,95 | -44.562,95 | 0,00 |
| 6930001 | Fondo rehabilitación / Refurbishment fund | 25.000,00 | 0,00 | 25.000,00 | 0,00 |
| Total Grupo | | 41.000,00 | 44.562,95 | -3.562,95 | 108,69 |
| GRUPO 8 EUC / Entity | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
| 6510001 | EUC / ENTITY | 47.000,00 | 52.987,25 | -5.987,25 | 112,74 |
| Total Grupo | | 47.000,00 | 52.987,25 | -5.987,25 | 112,74 |
| GRUPO 9 Lagoon / Laguna | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
| 6510002 | CUOTA LAGUNA / LAGOON FEE | 74.000,00 | 69.942,68 | 4.057,32 | 94,52 |
| Total Grupo | | 74.000,00 | 69.942,68 | 4.057,32 | 94,52 |
| GRUPO 10 DESCUENTO - DISCOUNT | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
| 7050007 | DESCUENTO CUOTA / FEE DISCOUNT | 116.173,63 | 115.968,51 | 205,12 | 99,82 |
| Total Grupo | | 116.173,63 | 115.968,51 | 205,12 | 99,82 |
| Total Gastos | | 581.867,15 | 605.149,98 | -23.282,83 | 104,00 |

JUSTIFICACIÓN DE SALDO:

| | |
|-----------------------------------|------------|
| Recibos Pendiente de Cobro:..... | 12.087,61 |
| Pagos Pendiente de Realizar:..... | -99.317,44 |
| Bancos..... | 273.202,33 |
| Total..... | 185.972,50 |

Proceeding to the vote on the agenda item as follows:

** Result of the vote: 25 , being 24.89090 % of the sharess; Against: 0 , representing 0 % of the shares; Abstentions: 0 , representing 0 % of the shares; so the subject of this item is APPROVED.

2 Reading and approval of the Budget for the current financial year.

The budget has been adjusted taking into account the current costs of the community, that is, some items have been increased and others reduced.

It is recalled that community fees must be paid within the month of their issuance, after such period, the owner / property will be in arrears.

In this meeting, the budget of Alcazaba Lagoon Sector 1 is decided, as a Community. The fees of the EUC and the Laguna are decided at their corresponding meetings, that is, they are not decided by our owners directly. To decide the fees of the EUC and the Lagoon, Sector 2 and Sagamore also vote, as owners of the plots that have not yet been constructed.

After a long debate, the owners decide to increase fees by 6%, due to the increase in the CPI (5.7%). The issuance of the April fee will be postponed until the 15th, so that there is time to inform the owners of the new fees.

PRESUPUESTO DEL EJERCICIO 01/01/2023 al 31/12/2023

| | | |
|--|--|-------------------|
| Grupo : 1 Gastos Generales / General Expenses | | |
| 6220100 | Reparación y conservación / Repair & maintenance | 10.000,00 |
| 6230001 | Administración / Administration | 11.272,92 |
| 6230002 | Papelería / Paperwork | 600,00 |
| 6230004 | Traducciones / Translations | 1.000,00 |
| 6230007 | Web | 300,00 |
| 6230012 | I.V.A. / V.A.T | 2.438,00 |
| 62320001 | Abogados / Lawyers | 500,00 |
| 6250003 | Seguro multirriesgo / Insurance | 7.300,00 |
| 6260001 | Comisiones bancarias / Bank expenses | 400,00 |
| 6270001 | Varios / Various | 1.500,00 |
| Total Grupo | | 35.310,92 |
| Grupo : 2 Bloques / Blocks | | |
| 6220108 | Reparaciones Bloques / Block Repairs | 12.000,00 |
| 6220203 | Servicio de Limpieza / Cleaning Services | 39.504,84 |
| 6220305 | Sistemas anti-incendios / Fire extinguisher | 3.200,00 |
| 6220401 | Conservacion ascensores / Lift conservation | 18.000,00 |
| 6220605 | Mant. Placas Solares / Solar Panel Maint. | 3.400,00 |
| Total Grupo | | 76.104,84 |
| Grupo : 3 Piscina / Pool | | |
| 6220501 | Documentación piscina / Pool documentation | 2.100,00 |
| 6220502 | Productos piscina / Pool products | 7.500,00 |
| 6220504 | Reparación piscina / Pool repairs | 2.800,00 |
| Total Grupo | | 12.400,00 |
| Grupo : 4 Jardines / Gardens | | |
| 6220106 | Control de Plagas/ Pest Control | 4.658,52 |
| 6220701 | Artículos jardinería / Gardening articles | 5.000,00 |
| 6220702 | Mantenimiento Jardines / Garden Maintenance | 100.711,56 |
| 6220703 | Reparaciones Jardines / Garden Repairs | 10.000,00 |
| 6220706 | Poda Palmeras /Palm tree pruning | 11.000,00 |
| Total Grupo | | 131.370,08 |
| Grupo : 5 Suministros / Utilities | | |
| 622080104 | Electricidad / Electricity | 34.189,30 |
| 622080201 | Agua Servicios Comunes / Water General Services | 35.000,00 |
| Total Grupo | | 69.189,30 |
| Grupo : 6 Other / Otros | | |
| 6230015 | Fondo Legal 5% / Legal Reserve 5% | 16.000,00 |
| 6930001 | Fondo rehabilitacion / Refurbishment fund | 25.000,00 |
| Total Grupo | | 41.000,00 |

| | | |
|--|--------------------------------|-------------------|
| Grupo : 8 EUC / Entity | | |
| 6510001 | EUC / ENTITY | 69.985,40 |
| Total Grupo | | 69.985,40 |
| Grupo : 9 Lagoon / Laguna | | |
| 6510002 | CUOTA LAGUNA / LAGOON FEE | 83.146,76 |
| Total Grupo | | 83.146,76 |
| Grupo : 10 DESCUENTO - DISCOUNT | | |
| 7050007 | Descuento cuota / Fee discount | 129.626,83 |
| Total Grupo | | 129.626,83 |
| Total Presupuesto | | 648.134,13 |

Proceeding to the vote on the agenda item as follows:

| VOTES IN FAVOUR | No. Properties | Fees of Participation % | VOTES AGAINST | No. Properties | Fees of Participation % |
|--------------------------------|----------------|-------------------------|------------------------------------|----------------|-------------------------|
| STEVE MCDONALD | 1 | 0,81340 | PHILIPPE FORTEMPS & MARTINE MIGEOT | 1 | 0,95680 |
| CHRISTOPHER & CARLOLE ANNE | 1 | 0,78050 | JAMES STUART WALLACE | 1 | 1,19120 |
| ARMITAGE | 1 | 0,78050 | DANIEL MAURICE EDMOND REYTINAT | 1 | 0,95680 |
| ALEXANDER NIALI LIVINGSTONE | 1 | 0,78050 | DIEGO ENRIQUE PARRA LEAL | 1 | 0,87630 |
| WIMARK SEDAES SL | 1 | 1,01140 | | | |
| DERICHS WILHELM | 1 | 1,01140 | | | |
| JASON & AMBER CALLOW | 1 | 0,87640 | | | |
| DAVID PETER SEXTON | 1 | 0,87630 | | | |
| NICOLA ANNE MASON | 1 | 1,15110 | | | |
| HOLLYWOOD MANAGEMENT, SA | 1 | 0,95680 | | | |
| HANS PETER GERHARD DATHE | 1 | 0,95670 | | | |
| DAVID J. FITCHETT & CARRIE A. | 1 | 0,95680 | | | |
| STANLEY | 1 | 1,29840 | | | |
| JENS-HENRIK GRANN Y KETTY | 1 | 0,97080 | | | |
| JEPSEN | 1 | 1,15100 | | | |
| THOMAS MAIR FLETT | 1 | 0,97680 | | | |
| PAUL AND KAREN HUTCHINSON | 1 | 0,97680 | | | |
| PAUL DRAGONETTI DRAGONETTI | 1 | 1,29850 | | | |
| SRES PENDERSEN & LINDAHL | 1 | 0,95680 | | | |
| PATRICIUS ADRIANUS MARIA EXILE | 1 | 1,35200 | | | |
| OTTMAR AND FRESIA DEL CARMEN | 1 | 0,97690 | | | |
| BECK | | | | | |
| MICHELLE LOUISE NEWMAN | | | | | |
| BROWN | | | | | |
| AART VAN OS | | | | | |
| ROBERT JAMES MCLAGGAN | | | | | |

** Result of voting: 21 , being 20.90980 % of the share; Against: 4 , representing 3.98110 % of the shares; Abstentions: 0 , representing 0 % of the shares; so the subject of this item is APPROVED.

3 Approval, if applicable, to empower the President to appoint a lawyer or solicitor for the judicial claim to the delinquent owners of the Community, both in Spain and the rest of the EU & UK, as well as the settlement of said debt, imputing all the expenses involved in the claim of debts to the delinquent owner.

It is explained that the Community and the Administration always try to solve outstanding debts amicably to avoid generating extra expenses unnecessarily. Every year we have to pass this point to ensure that we can take the necessary legal action against defaulted owners. Legal action is taken both in Spain and in the rest of the EU and UK.

For this, the President and / or the Administration will be empowered to carry out the procedures that in Law are required to file monitorios, verbal or any other procedure that is

considered more convenient to the interests of the community and / or by the procedural channel that is considered most appropriate; empower lawyers, attorneys, etc ... To claim by judicial means to all the owners who currently and / or in future owe 3 or more receipts, regardless of the amount that is claimed and / or when it is claimed, passing on all the expenses that are caused by said claims from the beginning of the same (mail expenses, notary, lawyers and / or solicitors, letters, burofax, interests, etc.). It is proposed liquidation of debt that is detailed below, without prejudice to the fact that it is authorized to claim the amounts owed at any time, present or future, to all owners who owe three or more receipts, empowering to claim even the amount owed on the date of filing of claim regardless of its amount at that time, No need for new approval at the Board.

In addition to this, interest is approved on this debt of up to 3 times the legal interest of the money at the time of filing the lawsuit or the time of maturity of each of the instalments, remembering that these instalments must be paid within 30 days from the issuance of the same, after this period these receipts will be in arrears.

The documentation of the current list of defaulters will be sent to the designated law firm for the immediate initiation of the lawsuits.

The list of debtors to date is provided:

DEBTORS LIST / LIST OF DEFAULTERS
DATE – DATE 28/03/2023

| | | |
|---------|---|-----------|
| 4300020 | CHRISTOPHER JOHN DUNN & FIONA MARGARET D APT0.301-G8-B8 | 11,447.86 |
| 4300028 | INGO ZURBRIGGEN APT.321-G5-T5 | 1,714.98 |
| 4300047 | BRUNO ROGER HOCHART APT.512-G3-T5 | 1,014.33 |
| 4300049 | ELKE JOHAN C. SIMONS APT0.514-G1-T1 | 3,885.31 |

Proceeding to the vote on the agenda item as follows:

** Result of the vote: 25 , in favour 24.89090 % of the shares; Against: 0 , representing 0 % of the shares; Abstentions: 0 , representing 0 % of the shares; so the subject of this item is APPROVED.

4 Election or re-election of offices (President and Secretary - Administrator; Vice-President and Committee where appropriate).

The owners are reminded that the position of President and Vice-President are voluntary positions, they must be elected at the Ordinary General Meeting each year among the volunteer owners who want to fill these positions, in the event that there are no volunteers, a draw will be held among all the owners for the appointment of positions.

The following offices are elected to represent the Community:

- **President:** Christopher Armitage
- **Vice-president:** Paul Hutchinson
- **Secretary – Administrator:** COMUNIMAS SLU, represented by Joni Burnett, Administradora de Fincas Colegiada 2447 del II. College of Chartered Community Administrators of Malaga and Melilla or by Mr. Víctor Manuel Gavira Contreras, Administrador de Fincas Colegiado 2928 of II. College of Chartered Community Administrators of Malaga and Melilla or by Ms. Ana Maria Ruiz Becerra, Authorized Officer.

The banking signature will be JOINT between the President or Vice President and a representative of COMUNIMAS.

Likewise, given that the Community is obliged to tax declarations, it is especially empowered by the Board to appear and act before any service or department of the Tax Agency, the Tax Inspection, the Social Security Treasury and the Delegation of Economy of the Junta de Andalucía, in order to represent the Community, Carry out any procedure, such as the presentation of documents, appeals, withdrawals, writings or claims of any kind, make payments, settlements or statements, request returns and certificates. These procedures may be carried out by any means or support, including by telematic means, also empowering you to obtain the necessary digital signature.

Likewise, it is broadly empowered to act on behalf of the Community before the entities supplying electricity and water, and service providers.

All owners are reminded that the documentation of this Community, including citations, minutes, etc., is sent by email to all neighbours, to avoid the expense of postal mailing of the same. In the case of wanting to receive the documentation by mail, you must inform us on info@comunimas.es.

**** Result of the vote:** 25 , being 24.89090 % of the shares; Against: 0 , representing 0 % of the shares; Abstentions: 0 , representing 0 % of the shares; so the subject of this item is APPROVED.

5 Application for the modification/extension of ground floor terrace. Specifications to be agreed.

There is a problem with the tiles of the terrace, these cover approximately 6m2 per apartment and are very difficult to find. If this extension is approved, the owner would pay for it and would also have to request a building permit from the Town Hall of Casares.

Each modification is independent and must be specifically approved. We would specifically approve this project that could then be carried out by the other owners of ground floors under the same conditions, with the the present or future owner being responsible for any modifications, repairs, etc.

It must be the Community that decides who is the company that does the work, to ensure that they meet the necessary quality requirements.

After the consultation made to the College of Chartered Community Administrators of Malaga and Melilla, this modification would require unanimous approval, as it would be an incorporation of common areas in a private terrace, so, as unanimity is not reached, this item is not approved.

6 Information about the EUC and budget update.

As for the EUC, he wondered about the increase in costs. The owners present complain that there is no presence of the concierges in the entity or in the area in general. Sagamore will be spoken to, to improve the concierge service and it is necessary that they speak English and other languages. The employees who do night security are not aware of what is happening in the community and fall asleep at the entrance booth. They are not complying with the services that are contracted, and the behaviour is not what the neighbours need.

There are complaints about the decoration and colour of the entrance booth and the barriers that do not have led lights and need to have them for greater visibility, as this is the first thing visitors see at Alcazaba.

There are also complaints about the lack of maintenance of the children's play area.

7 Information about the Lagoon, budget update and modification of statutes, if applicable.

Javier Flores intervenes on behalf of Sagamore and explains the following:

90% of sector 3 has been sold, there are only 5 properties pending sale. Sector 3 will be completed in early 2024. Sector 4 begins later this year. It will be a luxury urbanization with prices starting at € 700,000 to € 1,200,000. The apartments will be larger, about 180sqm, 2-3-4 bedrooms. The building will be different, it will be terraced, with 5 floors towards the mountain, all properties will be like a penthouse. They will have spa and many other improvements.

The average price per sqm in sector 3 was € 4000, in sector 1 they were sold at € 1,900, the last apartment sold was € 6,000 per m2. It is very important to consider this increase in value of Alcazaba Lagoon properties. In sector 4 there will be 30 apartments only.

Then sector 5 and sector 6 will be planned. We have to see the demand we will have, but we are very happy with these improvements.

There are complaints from neighbours about the dust and dirt in sector 1 due to the adjacent works and Sagamore must take measures not to harm the existing owners with these constructions.

Regarding the lack of water for sector 1 and Javier will consult and inform the Community of the situation and the measures they will take to improve it.

There are also several complaints about the access road from the A7, and the owners ask for its repair and the repair of the manholes, as the access to the community is very bad.

There is also concern about the collection of garbage in sector 3 and 4 since, with only sector 1 and 2, this garbage collection is deficient.

As for the lagoon: better control over the beach bar is requested so that the owners have priority when booking and that the owners' beach is better controlled. The lagoon is open.

8 Any other business.

The fencing of sector 1 is being studied so that it does not affect the aesthetics of the urbanization and prevent people from walking around the community. When the options and costs are available, owners will be informed. The lower pool gate is to be taken into account as a security item.

A light with motion sensor is requested for the doors and to replace the lights by zone, to a softer light.

And with no further business to discuss, Mr. President adjourned the meeting when it was 2.40 p.m. at the beginning indicated, of all of which, as Secretary-Administrator, I attest.

THE SECRETARY-ADMINISTRATOR

Vº Bº THE PRESIDENT