

MINUTES OF THE ANNUAL GENERAL MEETING CP ALCAZABA LAGOON SECTOR I

In Casares, in second call at 11:00h on the 11th of September 2020, at the Administration's Offices, the following owners were present or represented, with Mr David J. Fitchett acting as President and COMUNIMÁS (Playa Chica Administraciones SL) as Secretary-Administrator of the Community at this Annual General Meeting, this meeting was translated by Mrs. Joni Burnett:

AGENDA:

1. Explanation of the audit/review of accounts - PFV Asesores – Patrick A. Fay.
2. Reading and approval of the accounts for 2019.
3. Approval, if it proceeds, to authorize the current President / Administrator to, without the need of a General Meeting, appoint a Lawyer / Barrister or any other means to pursue, in or out of Court, those owners who are not up to date with their Community fees, both in Spain and the rest of the EU and other non EU countries when applicable.
4. Approval of the budget for 2020.
5. Election or reelection of Community representatives
6. Proposal to establish a special fee or an increase in the fee over common expenses for the properties where a tourist activity is being carried out of up to 10% of the current ordinary fee. As approved in Royal Decree Law 7/2019, of March 1, 2019. Obligation of the owners to inform the Administration of their rental status and registration number for tourist activities.
7. Proposal for the installation of a pergola by the owner of the apt 921.
8. Lagoon Entry Policy Agreement for 2021 & update on lagoon segregation.
9. General Entity Information.
10. AOB.

Assistants:

Owner	Property	Copr quota. %	Position on the Board
LUC GASTON VANDORMAEL	BL.2 APT 213	0.78050	Board member
JASON & AMBER CALLOW	BL.4 APT 422	1.01140	
SAGAMORE REAL STATE SL	EDIF 1 - G4	0.03300	
SAGAMORE REAL STATE SL	EDIF 3 - G4	0.03300	
PAUL MASON / NICOLA ANNE MASON	BL.5 APT 503	0.87630	
SAGAMORE REAL STATE SL	LOCAL	0.00000	
SAGAMORE REAL STATE SL	EDIF 6 - G6	0.04030	
SAGAMORE REAL STATE SL	EDIF 6 - G13	0.04030	
SAGAMORE REAL STATE SL	EDIF 6 - G14	0.04030	
SAGAMORE REAL STATE SL	EDIF 6 - G15	0.04030	
SAGAMORE REAL STATE SL	LOCAL	0.00000	
SAGAMORE REAL STATE SL	EDIF 7 - G10	0.04030	
SAGAMORE REAL STATE SL	EDIF 7 - G12	0.04030	
DAVID J. FITCHETT & CARRIE A. STANLEY	BL.7 APT 702	0.95670	President
SAGAMORE REAL STATE SL	LOCAL	0.00000	
PAUL DRAGONETTI	BL.8 APT 8 01	1,15100	Vice president
SAGAMORE REAL STATE SL	LOCAL	0.00000	
SAGAMORE REAL STATE SL	EDIF 9 - G3	0.04030	
AART VAN OS	BL.9 APT 922	1,35200	

Represented:

Owner	Property	Copr quota. %	Represented by
PHILIPPE & CEDERIC BAILLON	BL.1 APT 101	0.94540	AART VAN OS
STEVEN LYLE MACDONALD	BL.1 APT 104	0.81340	PAUL DRAGONETTI
CONCHIN PIERRE and BERENGERE MARCHAL	BL.1 APT 112	0.78050	AART VAN OS
ANTHONY SMITH DARRELL	BL.1 APT 113	0.78050	TANIA COZZI
JAMIE EDGERTON	BL.2 APT 202	0.78050	TANIA COZZI
MARCEL JEAN ANDRÉ MARRO	BL.2 APT 203	0.78050	TANIA COZZI
FINN HOLM & INGER MAR IE HOLM	BL.2 APT 211	0.78050	AART VAN OS
CHRISTOPHER & CARLOLE ANNE ARMITAGE	BL.2 APT 212	0.78050	DAVID FITCHETT
LEEROY FOSTER	BL.2 APT 214	0.78050	PAUL MASON
FRIDOLIN FRANZ DUSS	BL.2 APT 221	1.01140	JASON CALLOW
FRIDOLIN FRANZ DUSS	BL.2 APT 222	1.01140	JASON CALLOW
CRISTINA GOMEZ	BL.3 APT 302	0.78050	PAUL MASON
MICHAEL JAMES HILL	BL.3 APT 304	0.81340	PAUL MASON
JAN HEDRICH	BL.3 APT 311	1.01140	DAVID FITCHETT
JACQUES SEBASTIEN PATRICK F	BL.3 APT 312	0.78050	LUC VANDORRAEL
LUCIANA DOS SANTOS	BL.3 APT 313	0.78050	DAVID FITCHETT
FUJIAN PROPERTY INVESTMENTS SL	BL.3 APT 321	1.42870	DAVID FITCHETT
TOMASZ KAROL STOPYRA	BL.4 APT 401	0.84640	DAVID FITCHETT
JAN OSTERGAAR D	BL.4 APT 402	0.78050	PAUL MASON
RAF ARTHUR A. VIAENE	BL.4 APT 403	0.78050	JASON CALLOW
ALEXANDER NIAL LIVINGSTONE	BL.4 APT 411	0.78050	AART VAN OS
SAAD EL JORD	BL.4 APT 413	0.78050	TANIA COZZI
WIMARK SEDAES SL	BL.4 APT 414	0.78 050	AART VAN OS
DERICHS WILHELM	BL.4 APT 421	1.01140	TANIA COZZI
DAVID PETER SEXTON	BL.5 APT 502	0.87640	DAVID FITCHETT
HOLLYWOOD MANAGEMENT, SA	BL.5 APT 504	1,15110	JASON CALLOW
BRUNO ROGER HOCHART	BL.5 APT 512	0.87640	DAVID FITCHETT
ELKE JOHAN C. SIMONS	BL.5 APT 514	0.97680	PAUL MASON
MICHAEL BERGER	BL.5 APT 521	1,29850	TANIA COZZI
INVESTMENTS SMLP CHILE LIMITADA	BL.5 APT 522	1,29840	PABLO CHENEVE AND
MATTHEW PAUL MARGERESON	BL.6 APT 601	1,29850	PAUL DRAGONETTI
GER ARD & CAROLINE VAN HOEVEN	BL.6 APT 602	0.95670	PAUL DRAGONETTI
ANNE PATTERSON MAYO	BL.6 APT 603	0.95670	PAUL MASON
TREVOR JOHN REAVILL	BL.6 APT 605	1,29850	PAUL DRAGONETTI
RICHARD CHARLES HOBDAV	BL.6 APT 611	1,19130	PAUL MASON
HANS PETER GERHARD DATHE	BL.6 APT 612	0.95680	DAVID FITCHETT
CHARLOTTE LORENTZEN	BL.6 APT 614	0.97080	PAUL MASON
PROFIL HOLDING AS	BL.6 APT 622	1,35200	AART VAN OS
JENS-HENRIK GRANN AND KETTY JEPSEN	BL.7 APT 703	0.95680	TANIA COZZI
PHILIPPE FORTEMPS & MARTINE MIGEOT	BL.7 APT 704	0.95680	PAUL MASON
THOMAS MAIR FLETT	BL.7 APT 705	1,29840	PAUL DRAGONETTI
FUJIAN PROPERTY INVESTMENTS SL	BL.7 APT 711	1,19120	DAVID FITCHETT
DANIEL MAURICE EDMOND REYTINAT	BL.7 APT 712	0.95680	AART VAN OS
SASCHA AND SYLVIA RICANEK	BL.7 APT 721	1.35210	AART VAN OS
BURTON - WYNNE S.	BL.7 APT 722	1,35200	PAUL MASON
DAVID THOMAS BELL	BL.8 APT 803	0.87630	TANIA COZZI
SHANINA LORAIN SCHWIETER	BL.8 APT 804	1,15110	PAUL DRAGONETTI
OLLI JOHANNES HARKKI	BL.8 APT 812	0.87640	PAUL DRAGONETTI
BERNADETTE OCTAVIE M GAUTHIER	BL.8 APT 813	0.87640	AART VAN OS
PATRICIUS ADRIANUS MARIA BALLERING	BL.8 APT 814	0.97680	TO ART VAN OS
OTTMAR AND FRESIA DEL CARMEN BECK	BL.8 APT 821	1,29850	AART VAN OS
HANS JÖR G MÖSSINGER	BL.8 APT 822	1,29840	TANIA COZZI
KRZYSZTOF STANISLAW DUDZINSKI	EDIF 9 - G8	0.04030	AART VAN OS
KRZYSZTOF STANISLAW DUDZINSKI	BL.9 APT 901	1,29840	AART VAN OS
MICHELLE LOUISE NEWMAN BROWN	BL.9 APT 902	0.95 680	PAUL MASON
JEAN CLAUDE ROGER DELCART	BL.9 APT 903	0.95670	AART VAN OS
OLIVIER LACROIX	BL.9 APT 904	1,29850	AART VAN OS
CHRISTINE ANNE EDELMANN	BL.9 APT 911	0.97080	LUC VANDORMALL
WILLEM CORNELIS VAN ROES & PASCALE	BL.9 APT 912	0.95670	AART VAN OS
PATRICK GASTON GRANADO	BL.9 APT 914	0.97070	AART VAN OS
HANS RUDOLF LANDOLT	BL.9 APT 921	1.35210	AART VAN OS
SAGAM ORE REAL STATE SL	LOCAL	0.00000	PABLO CHENEVEY
MR. MOGENSEN	BL.10 APT 1001	1,15110	TANIA COZZI
PHILIP HUNTER	BL.10 APT 1002	0.87630	PAUL MASON
SALLY ANNE KEOGH	BL.10 APT 1003	0.87640	AART VAN OS
OLIVIER ALAIN E JADOUL	BL.10 APT 1011	0.97680	AART VAN OS
NICOLAS GARCIA LANUS	BL.10 APT 1012	0.87630	TANIA COZZI
CHRISTIAN HILSTAD & MARCELA M. RECONDO	BL.10 APT 1013	0.87640	PAUL MASON
ROBERT JAMES MCLAGGAN	BL.10 APT 1014	0.97690	TANIA COZZI
MOHAMED ASRI	BL.10 APT 1021	1,29850	PAUL MASON

This Annual General Meeting of the Community of Owners of CP ALCAZABA LAGOON SECTOR I begins, on second call, with a total of 74 present and represented, representing a total of 74.663%, this meeting is valid according to the Property Law Horizontal.

The Meeting began, debating the items on the agenda. 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. Explanation of the audit/review of accounts - PFV Asesores – Patrick A. Fay.

As requested by the owners and agreed at the EGM held by the Community in January. PFV accountants were hired to conduct a full review of our community accounts. Please see below the final balance as explained in the Audit.

The resulting report has been sent to all owners and was explained by Mr. Patrick A . Fay.

BALANCE AS AT 31 DECEMBER, 2019

	Notes	31.12.2019
Assets		Euros
Owners debtor balances	2	21.312,10
Cash and Banks	3	115.712,29
Total Assets		<u>137.024,39</u>
Liabilities		
Owners credit balances	2	6.535,03
Creditors	4	81.486,71
Total Liabilities		<u>88.021,74</u>
ASSETS LESS LIABILITIES		<u>49.002,65</u>
Community fund		
Balance at 1st January		60.870,05
Result for the period (Deficit in negative)		-11.867,40
TOTAL COMMUNITY FUND		<u>49.002,65</u>

** Result of the vote: Votes in favour: 74, representing 74.66300% of the quotas; Votes against: 0, representing 0% of the quotas; Abstentions: 0, representing 0% of the quotas; therefore, the matter of this point is Approved by Unanimity .

2. Reading and approval of the 2019 accounts.

E STUDIO COMPARATIVO ENTRE PRESUPUESTO ACTUAL Y GASTO REALIZADO

Presupuesto actual 01/01/2019 al 31/12/2019

Gasto ejercicio 01/01/2019 al 31/12/2019

Código	Título cuenta	Pto. Actual	Gasto	Remanente
Grupo 01 - Gastos Generales / General Expenses				
6220100	Reparación y conservación / Re	5.000,00	12.908,52	-7.908,52
6230001	Administración / Administratio	9.500,00	9.504,84	-4,84
6230002	Papelería / Paperwork	600,00	643,20	-43,20
6230003	Correos / Post	350,00		350,00
6230004	Traducciones / Translations	1.000,00	574,92	425,08
6230007	Web	1.500,00	276,85	1.223,15
6230012	I.V.A. / V.A.T	2.100,00	2.292,08	-192,08
6230014	Gastos Junta / Meeting Expense	400,00		400,00
62320001	Abogados / Lawyers	4.000,00	135,75	3.864,25
6250003	Seguro multirriesgo / Insuranc	5.000,00	4.880,64	119,36
6260001	Comisiones bancarias / Bank ex	350,00	228,17	121,83
6270001	Varios / Various	1.500,00	1.843,78	-343,78
	Total por grupo:	31.300,00	33.286,73	-1.986,73
Grupo 02 - Bloques / Blocks				
6220107	Matenimiento / Maintenance	2.000,00		2.000,00
6220108	Reparaciones Bloques / Block R	10.000,00	21.131,23	-11.131,23
6220203	Servicio de Limpieza / Cleani	40.000,00	37.374,48	2.625,52
6220305	Sistemas anti-incendios / Fire	2.000,00	2.286,90	-286,90
6220401	Conservacion ascensores / Lift	16.600,00	16.637,00	-37,00
6220805	Mant. Placas Solares / Solar P	3.170,00	3.170,20	-0,20
	Total por grupo:	73.770,00	80.599,81	-6.829,81
Grupo 03 - Piscina / Pool				
6220501	Documentación piscina / Pool d	2.000,00	1.974,72	25,28
6220502	Productos piscina / Pool produ	5.000,00	5.045,00	-45,00
6220504	Reparación piscina / Pool repa	4.000,00	6.121,54	-2.121,54
6220505	Cataratas / Waterfalls	5.500,00		5.500,00
	Total por grupo:	16.500,00	13.141,26	3.358,74
Grupo 04 - Jardines / Gardens				
6220106	Control de Plagas / Pest Contro	3.300,00	1.447,16	1.852,84
6220701	Artículos jardinería / Gardeni	2.500,00	5.662,83	-3.162,83
6220702	Mantenimiento Jardines / Garde	90.000,00	88.248,80	3.751,20
6220703	Reparaciones Jardines / Garden	8.000,00	9.679,29	-1.679,29
6220704	Tratamiento césped / Grass tre	20.000,00	20.800,00	-800,00
	Total por grupo:	123.800,00	123.838,08	-38,08
Grupo 05 - Suministros / Utilities				
622080104	Electricidad zonas comunes / E	30.000,00	28.546,68	1.453,32
622080201	Agua Servicios Comunes / Water	25.000,00	52.974,77	-27.974,77
	Total por grupo:	55.000,00	81.521,45	-26.521,45
Grupo 06 - Other / Otros				
6230015	Fondo Legal 5% / Legal Reserve	16.268,51		16.268,51

Presupuesto actual 01/01/2019 al 31/12/2019		Gasto ejercicio 01/01/2019 al 31/12/2019		
6930001	Fondo rehabilitacion / Refurbi	25.000,00	25.000,00	
	Total por grupo:	41.268,51	25.000,00	16.268,51
Grupo 08 - EUC / Entity				
6510001	EUC / ENTITY	41.000,00	39.851,00	1.149,00
	Total por grupo:	41.000,00	39.851,00	1.149,00
Grupo 09 - Lagoon / Laguna				
6510002	CUOTA LAGUNA/ LAGOON FEE	70.000,00	69.942,68	57,32
	Total por grupo:	70.000,00	69.942,68	57,32
Grupo 10 - DESCUENTO - DISCOUNT				
6520001	Descuento / Discount	110.844,82	110.050,59	794,23
	Total por grupo:	110.844,82	110.050,59	794,23
	Total listado:	563.483,33	577.231,60	-13.748,27

This year, the items in which we have exceeded spending as budgeted most significantly are the items for Water & block repairs.

The EUC (entity) and Lagoon fees are independent, since we do not fully determine these expenses; they are decided at the Entity and Lagoon meetings, so the fees charged by the Community are transferred directly to the Entity and Lagoon for their corresponding expenses of maintenance. All these fees are included in a single amount, to make it easier for you to establish the amounts that you must pay for your property in Spain. Owners of Sector 1 are represented at these meetings by the President.

Also, those of you with internet, pay this amount alongside your community fee, totaling 60€ per quarter.

- **2020 accounts to date (January to June).**

Please see below the provisional accounts from January to June 2020. These are provisional; however, we have achieved savings in most of the items in this budget in comparison to previous financial terms. However, we do expect to receive a large water bill for the next quarter that will be due in September. The accounts for 2020 will be discussed for approval in the 2021 AGM.

GRUPO 1 Gastos Generales / General Expenses		PRESUPUESTO	GASTOS	REMANENTE	% GASTADO
6220100	Reparación y conservación / Repair & maintenance	10.000,00	3.335,61	6.664,39	33,36
6230001	Administración / Administration	9.504,00	4.847,46	4.656,54	51,00
6230002	Papelería / Paperwork	600,00	300,00	300,00	50,00
6230004	Traducciones / Translations	1.000,00	0,00	1.000,00	0,00
6230007	Web	300,00	59,30	240,70	19,77
6230012	I.V.A. / V.A.T	2.200,00	1.175,46	1.024,54	53,43
6230014	Gastos Junta / Meeting Expenses	0,00	250,00	-250,00	0,00
62320001	Abogados / Lawyers	2.000,00	0,00	2.000,00	0,00
62320004	Auditoría / Audit	1.800,00	0,00	1.800,00	0,00
6250003	Seguro multirriesgo / Insurance	5.000,00	3.111,45	1.888,55	62,23
6260001	Comisiones bancarias / Bank expenses	350,00	58,88	291,12	16,82
6270001	Varios / Various	1.500,00	2.354,20	-854,20	156,95
6790001	Gastos y Pérdidas de ejercicios anteriores	0,00	63,98	-63,98	0,00
Total Grupo		34.254,00	15.556,34	18.697,66	45,41

GRUPO 2 Bloques / Blocks		PRESUPUESTO	GASTOS	REMANENTE	% GASTADO
6220108	Reparaciones Bloques / Block Repairs	20.000,00	3.607,39	16.392,61	18,04
6220203	Servicio de Limpieza / Cleaning Services	32.000,00	18.687,24	13.312,76	58,40
6220305	Sistemas anti-incendios / Fire extinguisher	2.300,00	1.887,60	412,40	82,07
6220401	Conservacion ascensores / Lift conservation	16.600,00	8.326,50	8.273,50	50,16
6220605	Mant. Placas Solares / Solar Panel Maint	3.170,00	1.585,10	1.584,90	50,00
Total Grupo		74.070,00	34.093,83	39.976,17	46,03
GRUPO 3 Piscina / Pool		PRESUPUESTO	GASTOS	REMANENTE	% GASTADO
6220501	Documentación piscina / Pool documentation	2.000,00	696,96	1.303,04	34,85
6220502	Productos piscina / Pool products	5.000,00	1.450,42	3.549,58	29,01
6220504	Reparación piscina / Pool repairs	4.000,00	2.952,42	1.047,58	73,81
6220505	Cataratas / Waterfalls	3.000,00	0,00	3.000,00	0,00
Total Grupo		14.000,00	5.099,80	8.900,20	36,43
GRUPO 4 Jardines / Gardens		PRESUPUESTO	GASTOS	REMANENTE	% GASTADO
6220106	Control de Plagas / Pest Control	2.000,00	0,00	2.000,00	0,00
6220701	Artículos jardinería / Gardening artides	3.000,00	1.721,39	1.278,61	57,38
6220702	Mantenimiento Jardines / Garden Maintenance	80.000,00	43.124,40	36.875,60	53,91
6220703	Reparaciones Jardines / Garden Repairs	6.000,00	617,10	5.382,90	10,29
6220704	Tratamiento cesp��d / Grass treatment	8.000,00	0,00	8.000,00	0,00
62208214	Agua Riego Jard��n / Garden Irrigation	10.000,00	0,00	10.000,00	0,00
Total Grupo		109.000,00	45.462,89	63.537,11	41,71
GRUPO 5 Sunimistros / Utilities		PRESUPUESTO	GASTOS	REMANENTE	% GASTADO
622080104	Electricidad zonas comunes / Electricity general Services	26.000,00	9.535,82	16.464,18	36,68
622080201	Agua Servicios Comunes / Water General Services	35.000,00	3.668,63	31.331,37	10,48
Total Grupo		61.000,00	13.204,45	47.795,55	21,65

** Result of the vote: Votes in favor: 74, representing 74.66300% of the quotas; Votes against: 0, representing 0% of the quotas; Abstentions: 0, representing 0% of the quotas; therefore, the matter of this point is Approved by Unanimity .

- Approval, if it proceeds, to authorize the current President / Administrator to, without the need of a General Meeting, appoint a Lawyer / Barrister or any other means to pursue, in or out of Court, those owners who are not up to date with their Community fees, both in Spain and the rest of the EU and other non EU countries when applicable.**

On this subject, it is commented that it is necessary to approve this point on the agenda every year to certify the debts and thus be able to continue suing defaulting owners. It is also said that a letter of claim is regularly sent to homeowners who have outstanding amounts or returned receipts

4300020	CHRISTOPHER JOHN DUNN & FIONA MARGARET D BL.3 APT 301	3,437.22
4300046	BRUTOUT SERGE OSCAR SIMON BL.5 APT 511	285.48
4300103	DESTRIER INVESTMENTS SL BL.9 APT 913	2,391.61

All owners who pay their fees on time receive a 20% discount on these fees; however, owners who do not pay on time do not receive this discount.

It is particularly important that everyone pay their fees on time, since this is the only income that the community receives. We have had many owners who have paid late this year and have had to contact them numerous times, and these delays have delayed payments to our suppliers and seriously affected our liquidity situation, so it is vital that all the owners pay their fees on time.

Owners who are in arrears are reminded that they will not be able to use the community pool, the lagoon and their internet will be disconnected. All these items will have a reconnection / rescheduling cost, payable by the owners once their arrears are cleared.

** Result of the vote: Votes in favour: 74, representing 74.66300% of the quotas; Votes against: 0, representing 0% of the quotas; Abstentions: 0, representing 0% of the quotas; therefore, the matter of this point is Approved by Unanimity .

4. Approval of the Budget for 2020.

As you can see in the above comparison, our costs for 2020 are slightly below the projected costs for the community. This is due to some projects being postponed due to the pandemic situation. The recommendation is for fees to be maintained for 2020. The 2021 fees will be discussed at the next meeting.

** Result of the vote: Votes in favor: 74, representing 74.66300% of the quotas; Votes against: 0, representing 0% of the quotas; Abstentions: 0, representing 0% of the quotas; therefore, the matter of this point is Approved by Unanimity .

PRESUPUESTO DEL EJERCICIO 01/01/2020 al 31/12/2020

Grupo : 1 Gastos Generales / General Expenses		
6220100	Reparación y conservación / Repair & maintenance	10.000,00
6230001	Administración / Administration	9.504,00
6230002	Papelería / Papervork	600,00
6230004	Traducciones / Translations	1.000,00
6230007	Web	300,00
6230012	I.V.A. / V.A.T	2.200,00
62320001	Abogados / Lawyers	2.000,00
62320004	Auditoría / Audit	1.800,00
6250003	Seguro multirriesgo / Insurance	5.000,00
6260001	Comisiones bancarias / Bank expenses	350,00
6270001	Varios / Various	1.500,00
Total Grupo		34.254,00

Grupo : 2 Bloques / Blocks		
6220108	Reparaciones Bloques / Block Repairs	20.000,00
6220203	Servicio de Limpieza / Cleaning Services	32.000,00
6220305	Sistemas anti-incendios / Fire extinguisher	2.300,00
6220401	Conservacion ascensores / Lift conservation	16.600,00
6220605	Mant. Placas Solares / Solar Panel Maint.	3.170,00
Total Grupo		74.070,00
Grupo : 3 Piscina / Pool		
6220501	Documentación piscina / Pool documentation	2.000,00
6220502	Productos piscina / Pool products	5.000,00
6220504	Reparación piscina / Pool repairs	4.000,00
6220505	Cataratas / Waterfalls	3.000,00
Total Grupo		14.000,00
Grupo : 4 Jardines / Gardens		
6220106	Control de Plagas/ Pest Control	2.000,00
6220701	Artículos jardinería / Gardening articles	3.000,00
6220702	Mantenimiento Jardines / Garden Maintenance	80.000,00
6220703	Reparaciones Jardines / Garden Repairs	6.000,00
6220704	Tratamiento césped / Grass treatment	8.000,00
62208214	Agua Riego Jardín / Garden Irrigation	10.000,00
Total Grupo		109.000,00
Grupo : 6 Other / Otros		
6230015	Fondo Legal 5% / Legal Reserve 5%	16.000,00
6930001	Fondo rehabilitacion / Refurbishment fund	32.314,51
Total Grupo		48.314,51
Grupo : 8 EUC / Entity		
6510001	EUC / ENTITY	42.000,00
Total Grupo		42.000,00
Grupo : 9 Lagoon / Laguna		
6510002	CUOTA LAGUNA/LAGOON FEE	70.000,00
Total Grupo		70.000,00
Grupo : 10 DESCUENTO - DISCOUNT		
7050007	Descuento cuota / Fee discount	110.844,82
Total Grupo		110.844,82
Total Presupuesto		563.483,33

5. Election or reelection of Community representatives.

The President indicated that they would like to have representation of all types of owners in the community, both owners who rent their home for long or short term, those who permanently reside and those who only use the property occasionally. They would like to have new owners on the committee so that there is a rotation and that there can be continuity in the representation in of the community for the future.

There was a long debate on this item, with all parties involved explaining their projects for the community. The result of the vote was complicated as these votes require a double majority, this is a majority of votes and a majority of shares (%). In this case, the double majority was not obtained, as one candidate obtained the majority of votes and the other the majority of shares. Sagamore abstained from the vote. As a double majority was not obtained, the minutes would have needed to be presented in court, and a Judge would resolve in favour of one of the candidates, this would delay any community actions considerably and would not be the best approach to the situation.

**** Result of the voting:** Votes in favour of David Fitchett and Aart Van Os : 35, representing 37.73730% of the quotas; Votes in favour of Paul Dragonetti and Paul Mason : 36, representing 35.27920% of the quotas; Abstentions: 2, representing 1.64650%.

The itemised votes are available at the Administrations office, and both candidates have reviewed these.

Following the announcement of the voting which was inconclusive both candidates discussed the situation with the administrator and Sagamore. Although the current president and committee could legally remain in position until the situation could be resolved by the courts this was not felt to be the best approach. Sagamore suggested a compromise with David Fitchett remaining as President and Paul Dragonetti becoming Vice President with Aart Van Os and Nicky Mason on the committee. However after further discussion David and Aart felt that this would be difficult to operate in the best interests of the community and so they agreed to withdraw their candidacy and let the new candidates assume control.

The resulting vote on this item the result is as follows:

- **President:** Paul Dragonetti
- **Vicepresident:** Nicola Mason.
- **Secretary – Administrator:** COMUNIMAS (Playa Chica Administraciones SL), represented by Joni Burnett, Chartered Community Administrator 2447, Victor Manuel Gavira Contreras, Chartered Community Administrator 2928, of the College of Chartered Community Administrators of Malaga and Melilla, or by Mrs. Ana María Ruiz Becerra, Authorized quillified representative.

The bank account will be joint signatory between the President or Vicepresident and a representative from COMUNIMAS.

At the same time, since the Community is obliged to undertake certain tax declarations, the meeting empowers the Administrator to appear and act on behalf of the Community, before any service or department of the Spanish Tax Authorities, the Tax Inspection Agency, the Social Security and the Economy Department of the Andalusian Government, in order to carry out any type of process, present paperwork, documents, written requests or appeals of any nature, make payments, attend liquidations, request refunds and certificates. All these processes can be made by any available means in any acceptable format, even by telematics, for which the Administrator is specifically authorized to obtain the necessary electronic signature.

The meeting also authorizes the administrator to act on behalf of the community before the water and electricity supplying companies and service suppliers.

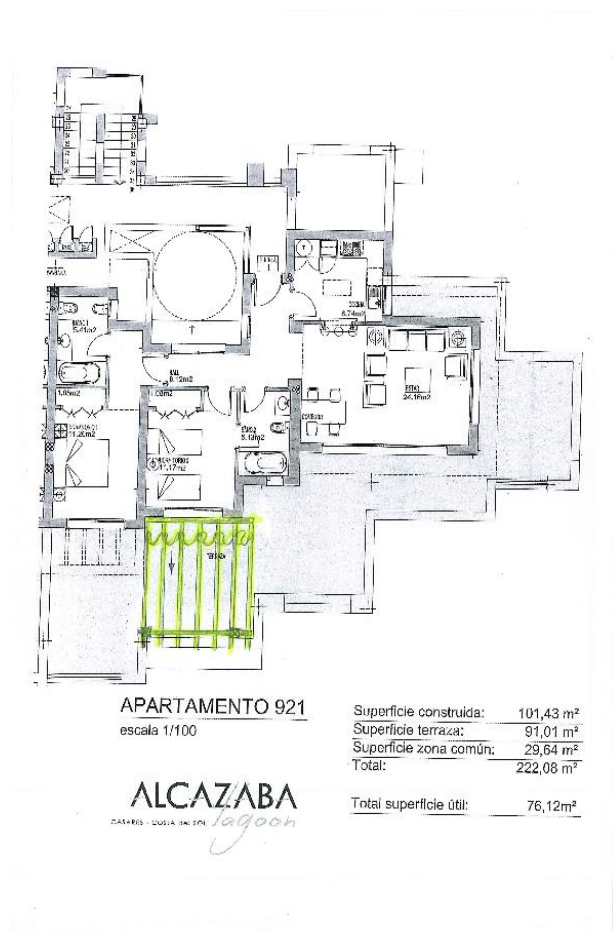
- 6. Proposal to establish a special fee or an increase in the fee over common expenses for the properties where a tourist activity is being carried out of up to 10% of the current ordinary fee. As approved in Royal Decree Law 7/2019, of March 1, 2019. Obligation of the owners to inform the Administration of their rental status and registration number for tourist activities.**

Royal Decree Law 7/2019, of March 1, 2019, which entered into force on March 6, was finally validated on April 3, 2019, by the permanent deputation of the Congress of Deputies, with the result of 33 votes in favour 31. against and 1 abstention, in addition the neighbouring communities may adopt agreements to establish special expenses quotas or an increase in the participation of the common expenses of the house where the tourist activity is carried out, provided that these modifications do not imply an increase of more than 20%, so such measures are completely legal.

**** Result of the vote:** Votes against : 74, representing 74.66300% of the quotas; Votes in favour : 0, representing 0% of the quotas; Abstentions: 0, representing 0% of the quotas; therefore, the matter of this point is NOT APPROVED .

7. Proposal for the installation of a pergola by the owner of apartment 921.

The owner of Apartment 921 asks the board to install a pergola with awning, photos are attached.



**** Result of the vote:** Votes in favour: 74, representing 74.66300% of the quotas; Votes against: 0, representing 0% of the quotas; Abstentions: 0, representing 0% of the quotas; therefore, the matter of this point is Approved by Unanimity .

8. Lagoon Entry Policy Agreement for 2021 & update on lagoon segregation.

The options proposed by Sagamore for 2021 were presented. The elected committee will discuss these options with Sagamore and inform owners of the best way forward. The discussions will continue at the official lagoon meeting that has yet to be set.

9. General Entity information.

The Entity is also separate from the Community, we will inform owners of any updates regarding the entity when the meeting is held.

10. A O B.

The following points were raised by owners:

- If barbecues are allowed for all apartments, we must be extremely strict in the rules and regulations to be applied. This will be discussed at the next meeting in detail.
- Owners discuss security and there is a further proposal for a locking system to be introduced to the pool gates. This will be addressed by the Committee and at the next meeting for approval if required.
- Sagamore will be asked for noise barriers to the highway.
- There is a request to improve security cameras, especially at the entrance of the EUC, with number plate recognition, etc. This will be discussed with Sagamore.
- Some owners are using communal electricity in their storage areas and parking areas for personal equipment such as freezers, buggy charging, etc. This is communal electricity so can not be used for private use. Owners will need to disconnect this equipment and ask the community for authorization to install their own electricity from their private meter.
- Central apartments have water streaks on the façade, this will be addressed by the committee. Waterfalls; owners ask what the status of the waterfalls is. The Administrator explained that the community applied for the municipal license to carry out the necessary works to make these operational under the current legislation. The Committee was going to carry out the repairs to one of the waterfalls in 2020 and the other in 2021, but this was postponed due to Covid. Once these works are carried out, the waterfalls will be fully operational. The committee will discuss with owners the urgency for these works to be carried out.
- David and Aart are thanked for representing the Community for the 2,5 years.

And without further business to discuss, the President adjourned the session when it was 3:00 pm on the day indicated at the beginning, of which I, as Secretary- Administrator, attest.

THE SECRETARY-ADMINISTRATOR
COMUNIMAS

Vº Bº
INCOMING PRESIDENT

VºBº
OUTGOING PRESIDENT