

At the Estepona Golf Club, at 10:30 hours of the 27th of January of 2020 and duly called, the following owners meet in second call, present or represented, under the Presidency of Mr. David Fitchett, and with COMUNIMÁS acting as Secretary-Administrator (Playa Chica Administraciones SL), in order to hold the Extraordinary General Meeting for the Community of Owners of CP Alcazaba Lagoon Sector I, and according to the following:

AGENDA:

- 1. 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 20% 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.**
- 2. Approval, if applicable, for auditing accounts.**
- 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 EU.**

Assistees:

Propietario	Propiedad	Cuota Copr. %	Cargo en la Junta
PHILIP & CEDERIC BAILLON	BL.1 APT 101	0,94540	PRESIDENTE
QUEST SOLUTIONS (UK) LTD.	BL.2 APT 201	0,84640	
JAN HEDRICH	BL.3 APT 311	1,01140	
RAF ARTHUR A. VIAENE	BL.4 APT 403	0,78050	
DAVID J. FITCHETT & CARRIE A. STANLEY	BL.7 APT 702	0,95670	
THOMAS MAIR FLETT	BL.7 APT 705	1,29840	
SRES PENDERSEN & LINDAHL	BL.8 APT 811	0,97680	
AART VAN OS	BL.9 APT 922	1,35200	
NICOLAS GARCIA LANUS	BL.10 APT 1012	0,87630	

Representados:

Propietario	Propiedad	Cuota Copr. %	Representado por
MARCEL JEAN ANDRÉ MARRO	BL.2 APT 203	0,78050	TANIA COZZI
SAAD EL JORD	BL.4 APT 413	0,78050	TANIA COZZI
DERICHS WILHELM	BL.4 APT 421	1,01140	TANIA COZZI
MICHAEL BERGER	BL.5 APT 521	1,29850	TANIA COZZI
SASCHA Y SYLVIA RICANEK	BL.7 APT 721	1,35210	TANIA COZZI
PATRICIUS ADRIANUS MARIA BALLERING	BL.8 APT 814	0,97680	AART VAN OS
HANS JÖRG MÖSSINGER	BL.8 APT 822	1,29840	TANIA COZZI
WILLEM CORNELIS VAN ROES & PASCALE MARIE	BL.9 APT 912	0,95670	AART VAN OS
SRES. MOGENSEN	BL.10 APT 1001	1,15110	TANIA COZZI
ROBERT JAMES MCLAGGAN	BL.10 APT 1014	0,97690	TANIA COZZI

This Extraordinary General Meeting commenced in second call, with a total of 19 owners present or represented, who represented a total of 19,6268 %, this meeting is valid according to the Horizontal Property Act.

The meeting commenced with the items on the agenda discussed. Any owner who was not up to date with the payment of all community fees once the meeting commenced was able to participate in the meeting but was not able to vote.

- 1. 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 20% 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.**

Due to the increase in holiday rentals in the community and the number of complaints received, especially over the summer months, owners have asked the Administrators to look for any possible ways to manage these issues.

The Spanish Government has approved certain measures to address holiday rentals throughout the country. These were approved on March 6, 2019 and have been implemented into our Spanish legislation. Within the measures approved, the government has approved that Communities can now limit the tourist activities within their properties, when approved at a general assembly. We consider that limiting this activity would be too harsh, as there are many owners who have purchased their property taking into account the extra income that they can receive, due to holiday rentals, and counting on this income to cover the costs of maintaining the property. Additionally to this limitation, there was also approved the possibility for the community to implement a surcharge on those properties that are rented out as holiday homes, of up to 20% of the ordinary fees. This increase would serve to cover the extra damages, maintenance and increase in services required to keep the community up to the required standard, taking in to account this increase of use, and to make sure that this urbanization retains its position at the top of the market and hence the value of the property is maintained and increased over the upcoming years.

To approve this item, it would need to be voted on at a General Assembly, and for approval it would require the approval of 3/5 of votes present and represented.

If this measure is finally approved, it will serve to bring us closer to a more egalitarian Community of owners, since, tourist rental housing generates a greater expense to the Community than that of a private owner, due to the large influx of tenants during the high season in the area.

There was a long debate on this item. Finally, all owners agreed that the proposed increase should be of 10% and that this increase should be voted on at the AGM so more owners would be present and participate in this decision, so this item is postponed to the AGM.

2. Approval, if applicable, for auditing accounts.

Owners have suggested that a complete audit/review of accounts is carried out for the community; this audit/review will need to be approved at a general assembly as it has not been included in the Community budget for 2019. From the Administration we recommend that the audit/review is carried out yearly so that all accounts are clear.

Regardless of this audit/review, the accounts and complete invoices are available for any owner who wishes to consult them at the Administrators offices.

Various companies have been contacted to perform this task and the Committee have contacted them, finally appointing, if approved at the meeting, Patrick Fay to issue the corresponding report, with a quote of 1800€. This report will be sent out with the papers for the AGM and they will also be present to answer any questions that may arise at the AGM.

Put to the vote, this point was unanimously approved for an audit/review of the 2019 accounts. The audit/review of future accounts will be decided by owners at the corresponding community meetings.

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 EU.

This item needs to be approved every year to certify the debts and take legal actions against owners who are in arrears both in Spain and the rest of the EU. Owners who are in arrears regularly receive a letter-email indicating that they have outstanding fees or if the bank has not made one of the payments of these fees. Each owner will also be liable for any legal costs, postage and letter costs, etc that correspond to the claim, both in or out of court.

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 was stressed that it is very important that everyone pays their fees on time as this is the only income that the Community receives. We have had a lot of owners who have paid late this year and who we have had to chase, and these delays have delayed the payments to our providers and seriously affected our cash flow situation, so it is vital that all owners pay their fees on time.

- Debts included are up to 31/12/2019, the fee corresponding to January 2020 has not been included in this list.

Those owners who are not up to date with the payment of their community fees will not be able to use the Community pool, the Lagoon or the community Internet service as established in the statutes.

Owners will be informed if their bank refuses the payment of any of their community fees

DEFAULT LISTING - DEBTORS LIST

4300020	CHRISTOPHER JOHN DUNN & FIONA MARGARET D BL.3 APT 301	2.291,48
4300047	ANDALUCIA FORECLOSURES SL BL.5 APT 512	9.663,48
4300101	CHRISTINE ANNE EDELMANN BL.9 APT 911	1.422,68
4300117	LEANDRO RODRIGO MILITELLO BL.10 APT 1022	5.730,58

Put to a vote, this point is unanimously approved.

And with no further business to discuss, the President adjourned the meeting when it was 12:44 p.m. on the day indicated.

Joni Hannah Burnett
Secretario-a/Administrador-a
COMUNIMÁS (Playa Chica Administraciones S.L)

David Fitchett
Presidente/a
CP Alcazaba Lagoon Sector I