

**MINUTES OF THE 39th ANNUAL GENERAL MEETING
OF THE COMMUNITY OF OWNERS JARDINES DE CALAHONDA FASE I
HELD ON OCTOBER 5th 2023 AT CLUB LA NARANJA
SITIO DE CALAHONDA, MIJAS COSTA, MALAGA**

Record of Attendance:

Present:

| Owner | Property | Coefficient |
|--|----------|-------------|
| MRS. TOVE MYKLAND OMVIK | APTO. 1 | 2,38100 |
| GRAY, MR. AND MRS. RAYMOND | APTO. 2 | 2,38100 |
| DEVINE , MR. & MRS. | APTO. 3 | 2,38100 |
| CARO, MRS. JENNY | APTO. 4 | 2,38100 |
| ANDERSON, MR. & MRS | APTO. 7 | 2,38100 |
| WILLIAMS , MR & MRS COLIN | APTO. 14 | 2,38100 |
| SAMUELSEN, MR. & MRS | APTO. 15 | 2,38100 |
| MALLET , MR ROBERT | APTO. 17 | 2,38100 |
| ARCHER, MRS. | APTO. 18 | 2,38100 |
| VANDIJCK, MR. AND MRS. JAN JAAK | APTO. 22 | 2,38100 |
| MARTIN RAMOS , D ^a LUISA M ^a | APTO. 24 | 2,38100 |
| ISABEL GENOVEVA LORCA DUBOUT | APTO. 25 | 2,38100 |
| EVANS, MR. AND MRS. ROGER | APTO. 29 | 2,38100 |
| EBBANG , MR. T. | APTO. 32 | 2,38100 |
| JONATAN PLEGUEZUELOS PASTOR | APTO. 33 | 2,38100 |
| STAUNTON, MR. & MRS | APTO. 36 | 2,38100 |
| ROHDE, MR. AND MRS. KAARE | APTO. 39 | 2,38100 |
| MR. AND MRS. HURLEY | APTO. 41 | 2,38100 |
| SUNCOASTER, S.L. | LOCAL 1 | 0,59520 |
| SUNCOASTER, S.L. | LOCAL 2 | 0,59520 |
| SUNCOASTER, S.L. | LOCAL 3 | 0,59520 |
| SUNCOASTER, S.L. | LOCAL 4 | 0,59520 |

Represented:

| Owner | Property | Coefficient | Proxy holder |
|----------------------------|----------|-------------|--|
| VAN KNOTSENBURG , MR PETER | APTO. 13 | 2,38100 | Williams , Mr & Mrs Colin |
| HOENTHAL , MRS ULLA | APTO. 21 | 2,38100 | Martin Ramos , D ^a Luisa M ^a |
| PAUL TREVOR BENNETT | APTO. 31 | 2,38100 | HURLEY , MR VINCENT |
| MR. T. ANTHONY HADDON | APTO. 37 | 2,38100 | SUNCOASTER, S.L. |

Mr. Pedro J. Camuña, on behalf of Fisem Servicios Profesionales S.L. as Secretary Administrator.

Mr. Bruce Hurley chaired the session and started the meeting with the first Agenda item.

In Mijas Costa, at 10:30 on 5rd October 2023, on second call and previously summoned to attend by the President, in the meeting room of Club La Naranja, C/Málaga, Sitio de Calahonda, Mijas Costa, the owners of above-mentioned properties meet as Ordinary General Assembly of the complex Jardines de Calahonda Fase I, placed in Avenida de Los Jardines, Sitio de Calahonda, Mijas Costa, Málaga, to deal with the following

Agenda

- 1.- Record of Attendance and proxies. Statement of a *quorum* and beginning of the session.**
- 2.- Approval of the last Minutes.**
- 3.- President's Report.**

- 4.- Financial Report on the Period 2022/2023.
 - 5.- Approval of Overdue Unpaid Community Fees to the date of the Meeting. To empower the President to act in court for the Community in recovery of debts.
 - 6.- Approval, if appropriate, of a Budget 2023-2024.
 - 7.- Apartment 23.
 - 8.- Discussion about gated communities.
 - 9.- Painting of the community.
 - 10.- Disability ramps.
 - 11.- Election of Officers and Administrators.
 - 12.- Any other business.
 - 13.- Date of the next Annual General Meeting (Thursday, 3rd October 2024).
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1.- Record of Attendance and proxies. Statement of a *quorum* and beginning of the session.

In attendance 19 owners present and 4 proxies adding 22 votes representing 54,76% of the voting rights.

In the light of the above, the constitution of the annual general meeting was unanimously agreed at its first call by those present and represented.

Apologies were lodged in the name of those absent and the ones having sent proxies.

2.- Approval of the last Minutes.

The minutes of the last AGM were proposed for approval by the President. The following comments were raised:

- E-mail addresses of the owners: it was confirmed the e-mail addresses of the owners cannot be shared with the rest, as far as this is personal information protected by the data protection law.
- Pest control: the company in charge was asked to ensure all the manholes are properly lifted up and treated properly every time they provide the service.
- Palms: the palm trees have been pruned using a cherry picker this season. It was stated this job had been done using climbing devices that caused damages to the trunks and this was illegal.

With no further comments by the hearing, the minutes of the last AGM were unanimously approved.

3.- President's Report.

Mr. Hurley presented his report to the meeting:

"The President's Report for 2022/2023

Wild Boar

In the Autumn we had a huge problem with visits from the wild boar on a nightly basis. They succeeded in destroying most of the grass area around the large oak tree and other areas to the extent that it cost the community in excess of 600 Euros to repair and a considerable amount of hard work for our gardener. The damaged areas have almost recovered but as I write my report, we are awaiting their arrival this autumn.

Gardener and Gardens.

Our new gardener, Rafael Junior, joined us in December on a 3-month trial working alongside his father.

On 5th January Rafael Senior retired after 47 years of service to our community. We had a retirement party and presentation of a plaque commemorating his dedication and hard work. It was attended by his family and owners and was a great success.

Rafael completed his 3 months trial and has now signed his contract with the community. Please bear in mind he is employed as a gardener not an odd job man.

FISEM, our administrators, requested permission from Mijas Parks and Gardens to trim the King's oak tree that grows in our community. Permission was granted in writing and a registered arborista was employed to trim the tree and make it safe. The residents on the ground floor are delighted as they now have light and sun on their terraces which they haven't had for a long time and children are safe from falling branches.

Sadly, we have lost another palm tree outside No. 8 because of the palm beetle. I have decided to leave the palm tree in situ in the hope it might regrow as we have noticed palms in the area showing signs of recovery, so fingers crossed. All the other palms have been cleaned and dressed recently. A cherry picker was used for all the high trees.

Unfortunately, the gardens are not as green as usual due to the extreme lack of water. Our borehole, which normally provides our water is practically dry. I have tried to buy water, but the cost is prohibitive, and I cannot justify that amount of expenditure. We live in the hope of rain soon.

Swimming Pool

In the middle of December work began on the pool but unfortunately, the rain arrived and then Christmas, so it was a slow start. The lining of the pool was finished in February. I sought an estimate from a company to paint the decking surrounding the pool and was quoted 5300 Euros plus IVA. The vice president and I decided to paint it ourselves at a cost of just under 1000 Euros. It will need freshening up this year, and a jet wash and re-touch will probably suffice. The glass gate by the shower on the far side has had to be locked off because the glass panels and posts have been pulled out of alignment by persons unknown. This gate is seldom used, and the cheapest option is to keep it locked for the time-being. Four dark blue solar lights have been fitted in the pool in metal frames and owners now call it the blue lagoon. Overall, I think the revamp of the pool has been a great success and I have received very positive comments. Thank you.

Unfortunately, there is always another side to a story. Non-slip black tape was applied to the main steps into the pool, but someone decided to remove one strip for whatever reason. Perhaps they were bored!!! We cannot re-apply the tape at this moment because of current water restrictions. When the restrictions are lifted the cost to drain down and refill will be in excess of 300 Euros plus new tape. Therefore, please be careful when entering the pool. The metal frames securing the solar lights have also been bent. One person thought they were pull down seats.

Every July, and August the pool is very busy. Maybe not so much this year but as usual there is unacceptable and sometimes dangerous behaviour. It is not pleasant to witness, and I am not the Pool Police, but I feel, in the interest of safety, I have to be the big, bad ogre. I have to remind people we are a very small residential community, not a holiday camp. You, the owners, pay for the privilege of living in a beautiful, prestigious community. It is such a shame that our visitors do not have the same appreciation. It is very sad when young children do not feel comfortable in the pool because of the behaviour of others. Maybe we should consider a lifeguard once again for those few weeks.

Lighting

Unfortunately, we had a major breakdown of the cables to our community lighting in the walkway opposite Bar 97. An estimate was obtained from a company as the cables have to be buried underground. The estimate was over 4000 Euros. I therefore decided to employ a local labourer to do the groundwork and our regular,

qualified electrician to complete the final connections. This saved the community over 2600 Euros. I did think about investing in solar lighting but could not find appropriate units.

Burglaries

Sadly, we had a robbery a few weeks ago while people were sitting on the grass outside their apartment. Fase II has had at least 4 in the last month. All seem to be in the early evening around 6pm. So, as always, please be aware. You can never be too careful.

Finally

It is my intention to stand down as President this year, having served the community for the last 11 years. If you are interested in becoming President, please let me know, so that I can put your name forward at the AGM. There will also be vacancies on the committee if anyone is interested. I would like to thank you for your support over the years and if I can assist the incoming President in any way, I will of course be available.

Kind Regards

Bruce Hurley"

The President report was unanimously agreed.

4.- Financial Report on the Period 2022/2023.

The President and the Administrator proceeded presenting the Accounts for the year 2022/2023 clarifying the contents of the set of accounts circulated together with the summons, consisting of a comparison between budget and actual expenses, the Profit & Loss account and the Balance Sheet, as well as a Debtors & Creditors' List up to the 31st July 2023 (details below):

INFORME FINANCIERO / FINANCIAL REPORT 2022-2023
52 - C.P. JARDINES CALAHONDA I
Desde: 01/08/2022 hasta 31/07/2023

INGRESOS

| | | |
|-----------------------|---|-------------------|
| 7050003 | CUOTA TRIMESTRAL | 99.728,04 |
| 7790001 | INGRESOS DE EJERC. ANTERIORES / B/FWD INCOMES | 2.159,84 |
| Total Ingresos | | 101.885,88 |

| GRUPO 1 CUOTA COMUNIDAD | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
|-------------------------|---|------------------|------------------|------------------|--------------|
| 6220013 | REPARACIONES, COMPRAS Y GASTOS VARIOS/REPAIRS, PURCHASES AND EXPENSES | 6.000,00 | 7.292,92 | -1.292,92 | 121,55 |
| 6220015 | EMERGENCIAS / EMERGENCIAS | 4.500,00 | 4.309,77 | 190,23 | 95,77 |
| 6220016 | GASTOS AGM / AGM EXPENSES | 300,00 | 177,50 | 122,50 | 59,17 |
| 6220017 | GASTOS JARDIN / GARDEN EXPENSES | 1.000,00 | 1.261,99 | -261,99 | 126,20 |
| 6220018 | GESTORIA / LABOUR ADVISOR | 950,00 | 943,80 | 6,20 | 99,35 |
| 6220019 | PRODUCTOS PISCINA / POOL PRODUCTS | 2.000,00 | 2.157,51 | -157,51 | 107,88 |
| 6220023 | LIMPIEZA EXCR.GATOS-PERROS-JABALIES/CAT-DOG-WILDBOAR EXCRE CLEANING | 1.000,00 | 1.000,00 | 0,00 | 100,00 |
| 6220029 | ANALISIS AGUA PISCINA / POOL ANALYSIS | 600,00 | 410,19 | 189,81 | 68,37 |
| 6220031 | LIMPIEZA VIDRIO Y BAÑOS PISCINA / POOL GLASS AND TOILET CLEANING | 1.500,00 | 1.300,00 | 200,00 | 86,67 |
| 6220143 | E.U.C SITIO DE CALAHONDA | 5.800,00 | 5.570,70 | 229,30 | 96,05 |
| 6220505 | PINTURA COMUNIDAD / COMMUNITY PAINTING | 10.835,80 | 0,00 | 10.835,80 | 0,00 |
| 6230001 | HONORARIOS ADMINISTRACION / ADMINISTRATION FEE | 6.800,00 | 6.599,12 | 0,88 | 99,99 |
| 6230020 | GASTOS PRESIDENTE / PRESIDENT EXPENSES | 2.000,00 | 2.000,00 | 0,00 | 100,00 |
| 6250010 | SEGURO CONJUNTO / INSURANCE COVER | 3.750,00 | 3.893,23 | -143,23 | 103,82 |
| 6260001 | GASTOS BANCARIOS / BANK CHARGES | 500,00 | 565,00 | -65,00 | 113,00 |
| 6260001 | CONSUMO ELECTRICO / ELECTRICITY SUPPLY | 7.500,00 | 4.846,37 | 2.653,63 | 64,62 |
| 6280002 | CONSUMO AGUA / WATER SUPPLY | 3.800,00 | 2.313,04 | 1.486,96 | 60,67 |
| 6290001 | MATERIAL OFICINA / STATIONERY | 50,00 | 129,74 | -79,74 | 259,48 |
| 6400003 | NOMINA JARDINERO / GARDENER WAGES | 26.000,00 | 25.710,52 | 289,48 | 98,89 |
| 6420001 | SEGURIDAD SOCIAL / SOCIAL SECURITY COST | 8.200,00 | 7.864,80 | 335,20 | 95,91 |
| Total Grupo | | 92.885,60 | 78.346,20 | 14.539,40 | 84,35 |

| GRUPO 2 PROYECTOS / CAPITAL PROJECTS | | PRESUPUESTO | GASTOS | REMANENTE | % GASTADO |
|--------------------------------------|----------------------|------------------|------------------|-------------------|---------------|
| 6220500 | PROYECTOS / PROJECTS | 0,00 | 20.919,94 | -20.919,94 | 0,00 |
| Total Grupo | | 0,00 | 20.919,94 | -20.919,94 | 0,00 |
| Total Gastos | | 92.885,60 | 99.266,14 | -6.380,54 | 106,87 |

RESUMEN

| | |
|-------------------|------------|
| Saldo Anterior | 55.174,66 |
| Total Ingresos | 101.885,88 |
| Gastos Efectuados | 99.266,14 |
| Saldo | 57.794,40 |

JUSTIFICACIÓN DE SALDO / FINANCIAL POSITION SUMMARY:

| | |
|--|------------|
| Fondos de Reserva/ Reserve Funds..... | -27.636,14 |
| Pagos pdtes de realizar / Other Creditors: | |
| FISEM CONSULTORES, S.L..... | -78,66 |

| | |
|--|------------------|
| ACOSOL..... | -859.19 |
| ANTONIO VAZQUEZ MELLADO..... | -789.97 |
| FISEM Servicios Profesionales S.L..... | -849.87 |
| WATIUM, S.L. /..... | -274.04 |
| Mario Perez Franco..... | 238.60 |
| Retenciones por I.R.P.F..... | -279.10 |
| Seguridad Social Cuota trabajadores y empresa... | -640.99 |
| Recibos pdtes de cobro/Debtors' List..... | 2,479.56 |
| Caja/Petty Cash..... | 1,120.00 |
| Bancos/Banks..... | 34,763.59 |
| Total..... | 57,794.40 |

| C.P. JARDINES CALAHONDA I | | | | | | | | | | | | | |
|---|-------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|------------------|-----------------|-----------------|
| Periodo: Desde el 01/08/2022 Hasta el 31/07/2023 | | | | | | | | | | | | | |
| | Total | AGO 2022 | SEP 2022 | OCT 2022 | NOV 2022 | DIC 2022 | ENE 2023 | FEB 2023 | MAR 2023 | ABR 2023 | MAY 2023 | JUN 2023 | JUL 2023 |
| INGRESOS | | | | | | | | | | | | | |
| CUOTA TRIMESTRAL | 99,728.04 | 24931.51 | - | - | 24931.51 | - | - | 24931.51 | - | - | 24931.51 | - | - |
| INGRESOS DE EJERC. ANTERIORES / BIFWD INCOMES | 2,159.84 | 54.00 | 2105.84 | - | - | - | - | - | - | - | - | - | - |
| Total Ingresos | 101,885.88 | 24,985.51 | 2,105.84 | | 24,931.51 | | | 24,931.51 | | | 24,931.51 | | |
| GASTOS | | | | | | | | | | | | | |
| REPARACIONES, COMPRAS Y GASTOS VARIOS/REPAIRS, PURCHASES AND EXPENSES | 7,292.92 | 1018.05 | - | 174.24 | 895.24 | 1580.28 | 1075.26 | 388.17 | 489.19 | 309.44 | 1028.94 | 56.13 | - |
| EMERGENCIAS / EMERGENCIES | 4,309.77 | 1122.98 | - | - | 800.10 | - | 1198.64 | 299.85 | 442.80 | - | - | 387.20 | 60.60 |
| GASTOS AGM / AGM EXPENSES | 177.50 | - | - | 115.00 | 62.50 | - | - | - | - | - | - | - | - |
| GASTOS JARDIN / GARDEN EXPENSES | 1,261.99 | - | - | - | - | - | 303.90 | - | 505.89 | 202.50 | - | 250.00 | - |
| GESTORIA / LABOUR ADVISOR | 943.80 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 | 78.85 |
| PRODUCTOS PISCINA / POOL PRODUCTS | 2,157.51 | 860.00 | 58.27 | 322.00 | - | - | - | 210.24 | 345.00 | - | - | 364.00 | - |
| LIMPIEZA EXCR.GATOS-PERROS-JABALIES/CAT-DOG-WILDBOAR EXCRE CLEANING | 1,000.00 | - | - | - | - | - | 1000.00 | - | - | - | - | - | - |
| ANALISIS AGUA PISCINA / POOL ANALYSIS | 410.19 | 84.70 | 42.35 | 47.19 | 47.19 | - | - | - | 47.19 | 47.19 | 47.19 | - | 47.19 |
| LIMPIEZA VIDRIO Y BAÑOS PISCINA / POOL GLASS AND TOILET CLEANING | 1,300.00 | 440.00 | - | - | 250.00 | - | 120.00 | - | - | 130.00 | 120.00 | 80.00 | 180.00 |
| E.U.C SITIO DE CALAHONDA | 5,670.70 | 2754.16 | - | - | - | - | 2318.54 | - | - | - | - | - | - |
| PROYECTOS / PROJECTS | 20,919.94 | - | 3363.80 | 7650.00 | - | 701.80 | 8885.00 | 785.00 | 764.97 | - | - | - | 789.37 |
| HONORARIOS ADMINISTRACION / ADMINISTRATION FEE | 6,599.12 | 515.46 | 515.46 | 619.09 | 550.01 | 550.01 | 549.87 | 549.87 | 549.87 | 549.87 | 549.87 | 549.87 | 549.87 |
| GASTOS PRESIDENTE / PRESIDENT EXPENSES | 2,000.00 | 1000.00 | - | - | - | - | - | - | - | - | - | 1000.00 | - |
| SEGURO CONJUNTO / INSURANCE COVER | 3,893.23 | - | - | - | - | 3893.23 | - | - | - | - | - | - | - |
| GASTOS BANCARIOS / BANK CHARGES | 585.00 | 12.00 | 12.00 | 102.00 | 12.00 | 12.00 | 102.00 | 12.00 | 71.00 | 102.00 | 12.00 | 12.00 | 104.00 |
| CONSUMO ELECTRICO / ELECTRICITY SUPPLY | 4,948.37 | 773.28 | 1217.01 | 593.38 | 221.96 | 89.86 | 140.71 | 111.04 | 152.23 | 385.73 | 500.82 | 408.31 | 274.04 |
| CONSUMO AGUA / WATER SUPPLY | 2,313.04 | - | 818.36 | - | - | 557.74 | - | - | 379.75 | - | - | 559.19 | - |
| MATERIAL OFICINA / STATIONERY | 129.74 | - | 85.51 | - | 10.08 | - | 8.22 | - | - | - | - | 45.95 | - |
| NOMINA JARDINERO / GARDENER WAGES | 25,710.52 | 1782.22 | 1782.22 | 3375.82 | 1782.22 | 4599.21 | 3594.79 | 1287.27 | 1423.13 | 1388.21 | 1388.21 | 1388.21 | 2059.01 |
| SEGURIDAD SOCIAL / SOCIAL SECURITY COST | 7,864.80 | 880.00 | 880.00 | 880.00 | 880.00 | 1133.97 | 819.73 | 512.12 | 549.78 | 532.30 | 478.80 | 559.05 | 559.05 |
| Total Gastos | 99,266.14 | 11,101.40 | 8,609.63 | 13,757.37 | 5,369.93 | 13,176.73 | 18,691.21 | 4,192.01 | 5,799.25 | 3,985.89 | 4,184.48 | 5,696.56 | 4,701.68 |
| Resumen | | | | | | | | | | | | | |
| Total Saldo Inicial | | | | | 55,174.66 | | | | | | | | |
| Total Ingresos | | | | | 101,885.88 | | | | | | | | |
| Total Gastos | | | | | 99,266.14 | | | | | | | | |
| Saldo (Saldo Inicial + Ingresos - Gastos) | | | | | 57,794.40 | | | | | | | | |

The financial report for the period 2022-2023 was approved by unanimous vote of those present and represented as per what had been presented by the President and the Administrators.

5.- Approval of Overdue Unpaid Community Fees to the date of the Meeting. To empower the President to act in court for the Community in recovery of debts.

The following owners were declared in debt of overdue ordinary fees. These were as follows:

| | | | | | |
|--------|----------|-----------------------------|------------|------------|--------|
| 000027 | APTO. 27 | Guerrero Soler, D. Salvador | 15/10/2019 | 01/02/2023 | 147.86 |
|--------|----------|-----------------------------|------------|------------|--------|

It was agreed no legal action will be necessary to claim this amount to the owner.

6.- Approval, if appropriate, of a Budget 2023-2024.

The president and the committee presented the meeting the budget for 2023-2024 consisting of a continuation of the formerly approved budget, as per the following details:

PRESUPUESTO PROPUESTO / PROPOSED BUDGET 2023-2024

| Grupo : 1 CUOTA COMUNIDAD | | |
|----------------------------------|---|------------------|
| 6220013 | REPARACIONES, COMPRAS Y GASTOS VARIOS/REPAIRS, PURCHASES AND EXPENSES | 7.000,00 |
| 6220015 | EMERGENCIAS / EMERGENCIES | 5.000,00 |
| 6220016 | GASTOS AGM / AGM EXPENSES | 250,00 |
| 6220017 | GASTOS JARDIN / GARDEN EXPENSES | 1.000,00 |
| 6220018 | GESTORIA / LABOUR ADVISOR | 950,00 |
| 6220019 | PRODUCTOS PISCINA / POOL PRODUCTS | 2.120,00 |
| 6220023 | LIMPIEZA EXCR.GATOS-PERROS-JABALIES/CAT-DOG-WILDBOAR EXCRE.CLEANING | 1.000,00 |
| 6220029 | ANALISIS AGUA PISCINA / POOL ANALYSIS | 500,00 |
| 6220031 | LIMPIEZA VIDRIO Y BAÑOS PISCINA / POOL GLASS AND TOILET CLEANING | 1.500,00 |
| 6220143 | E.U.C SITIO DE CALAHONDA | 5.800,00 |
| 6220505 | PINTURA COMUNIDAD / COMMUNITY PAINTING | 10.835,60 |
| 6230001 | HONORARIOS ADMINISTRACION / ADMINISTRATION FEE | 6.600,00 |
| 6230020 | GASTOS PRESIDENTE / PRESIDENT EXPENSES | 2.000,00 |
| 6250010 | SEGURO CONJUNTO / INSURANCE COVER | 3.900,00 |
| 6260001 | GASTOS BANCARIOS / BANK CHARGES | 600,00 |
| 6280001 | CONSUMO ELECTRICO / ELECTRICITY SUPPLY | 6.000,00 |
| 6280002 | CONSUMO AGUA / WATER SUPPLY | 3.500,00 |
| 6290001 | MATERIAL OFICINA / STATIONERY | 130,00 |
| 6400003 | NOMINA JARDINERO / GARDENER WAGES | 26.000,00 |
| 6420001 | SEGURIDAD SOCIAL / SOCIAL SECURITY COST | 8.200,00 |
| | Total Grupo | 92.885,00 |
| | Total Presupuesto | 92.885,60 |

The proposed budget was approved by majority vote with the objection of Sra. Martín Ramos and the owners represented by her (due to the president's expenses allowance).

7.- Apartment 23.

The President informed the hearing apartment 23 had been finally repossessed by Unicaja Banco, who has inscribed the ownership of the property in the Land Registry and paid its outstanding community fees. The property is up to date and future fees will be charged to Unicaja Banco by direct debit.

8.- Discussion about gated communities.

The President informed the hearing the community contacted Mijas Council in order to determinate if it is possible to fence the community through an architect who is experienced in this kind of projects. The cost of this investigation was 80 €.

The first answer by the Council was it is not possible to fence the communal grounds, but the architect explained the President it would be worth to insist, as far as he could use new arguments and a new public employee with a different perspective could examine the application, providing the desired result.

The President asked permission to the hearing to keep investigating this possibility and this motion was majorly supported, with the objection of Sra. Martín Ramos and the owners represented by her.

9.- Painting of the community.

The President explained the hearing four quotes had been obtained from different companies to paint the buildings, being the summary of these quotes:

Chelydeco: 62.700 €.
Nº1 Decor: 74.404 €.
Benicam: 134.000 €.
Yuma: 59.356 €.

All these prices included washing the walls by pressurized water and repairing the cementing in bad condition before painting.

Provided Chelydeco had painted the community in the past with good results, the hearing decided asking them to proceed with the painting since May 2024 as per the quotation provided by unanimous vote. The President explained these jobs will take 2 months.

Mrs. Martin Ramos stated in January 2020 the painting slipped by the walls falling on the floors for some reason and this could not happen again. Also, she asked if the painting of the metal elements was included in the quotation and the answer was no.

10.- Disability ramps.

The President explained the hearing it was necessary to create two disability ramps to get access to their apartments and the pool ground from apartment 41, following the petition of some owners. Mr. Camuña confirmed the applicable mobility legislation enforces the community to proceed with these necessary improvements.

The President explained he obtained quotes from different builders, being the best offers for creating both ramps 6.146 € and 9.000 €, respectively. The hearing unanimously approved the execution of both works and the cost.

Mrs. Martín Ramos explained Mijas Council is conceding grants for the execution of this kind of works. FISEM will investigate this option in order to reduce the costs.

11.- Election of Officers and Administrators.

The following officers were validly elected:

| | | | |
|--------------------------|--|--------|----------------------|
| President: | Bruce Hurley | Apt 41 | Majority vote |
| Vice-president: | Eamonn Devine | Apt 3 | Unanimously approved |
| Committee: | Mr. Leonhardsen | Apt 9 | Majority vote |
| | Mr. T. Samuelsen | Apt 15 | Majority vote |
| | Mrs. Archer | Apt 18 | Majority vote |
| Secretary-administrator: | Fisem Servicios Profesionales S.L., represented by Luis Camuña. | | Unanimously approved |

12.- Any other business.

- The gardener will be asked to reduce the height of some plants activating the light sensors at some areas in the windy days.
- The gardener will be asked to check the condition of the terrace in house 23, that it seems to be neglected. The owner will be asked to take care of the proper maintenance of the house. It was confirmed the community does not have the right to have access to a property without the permission of the owner.

- It was stated the responsibility on the behavior of tenants and guests staying in the community is under the responsibility of the owner of the house they are using. This includes the costs of eventual damages produced to communal elements.
- It was explained the community can approve the apartments developing the holiday term rental activity pay a 20% increase on the fees, in application of the article 17.12 of the Horizontal Property Law. This would require 3/5 of the owners in favor.
- The bad condition of the terrace in apartment 27 is causing problems the apartment below, number 7. The owner will be required accordingly to attend this situation.
- A sincere thankful vote to the President for his hard work in the best benefit of the community was expressed and supported by the hearing.
- It was explained indecorous behavior by residents at communal areas or visible private areas, specially in the presence of children, has to be denounced to the Local Police of Mijas. Unfortunately, the community is not empowered to act directly on this kind of unpleasant situations.

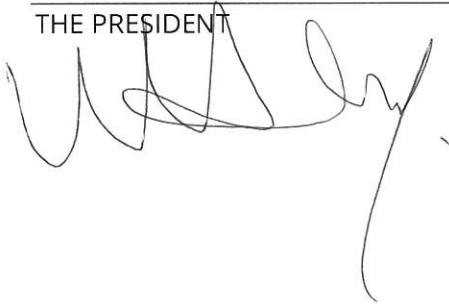
13.- Date of the next Annual General Meeting (Thursday, 3rd October 2024).

The meeting unanimously agreed to hold next year's AGM on **Thursday 3th October 2024.**

And with no further items on the Agenda, the meeting closed at 11:50 AM on the same date and in the same place.

C.P. JARDINES DE CALAHONDA I
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29649 Mijas Costa (Málaga)
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THE PRESIDENT



THE SECRETARY ADMINISTRATOR

