

MINUTES OF THE ANNUAL GENERAL MEETING OF THE COMMUNITY OF OWNERS "ESTRELLA DE ORIHUELA GOLF I"

In Orihuela Costa, Villacosta, at 10:30 hours on Friday 20th of October 2017, duly called in time and format by the President Mr. Gus Agnew, and with Mrs. María Jesús Sevilla Lizón acting as Secretary-Administrator, met in the Bar Zenia Mar, in the CC Zeniamar, Calle Abeto s/n, Orihuela Costa, on second call owners attending and represented, that below are related, in order to celebrate the Ordinary General Meeting of the Community of Owners Estrella de Orihuela Golf I, and according to the following:

AGENDA:

- 1.- Presentation and approval, if the case, of the accounts for the exercise August-2016/July-2017. Approval of certificates of debt.
- 2.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2017/July-2018 and fees. (Proposal of keeping same budget and fees than last year).
 - 2.1.- Adaptation of deficiencies of the lift as soon as disposing of enough funds.
- 3.- Election of officers.
- 4.- Any other business.

Attendees:

David & Patricia Agnew, Bajo B nivel C (10).....	2,40%
Denis Todd, 3ºA nivel A (26).....	2,97%
Kathleen Haynes, 3ºC nivel A (28).....	3,00%
Martha Flynn, 2ºA nivel C (29).....	2,31%
Ib Rigelso & Bente Bosen, 3ºB nivel B (34).....	2,72%
Martha & Brian Patrick Flynn, 3ºA nivel C (37).....	2,78%
John & Linsey Clenaghan, 3ºB nivel C (38).....	2,69%
Richard & Jane Harman, 3ºD nivel C (40).....	2,81%

Total of coefficients.....21,68%

Represented:

Rosemary Dight, Bajo C nivel B (4), repres. AGM Administradores.....	2,32%
Ramón Durán Hurtado, 1º C nivel B (13), repres. Gus Agnew.....	2,28%
Denis Gerard & Verónica Hassett, 2ºB nivel A (16), repres. Gus Agnew.....	2,36%
Gerard & Alice Heffernan, 1ºC nivel C (20), repres. Gus Agnew.....	2,29%
Jose L. Ruiz Arjonilla, 3ºC nivel C (39), repres. Gus Agnew.....	2,70%

Total of coefficients.....11,95%

The President opens the Meeting and thanks attendess for coming, he starts dealing with the different points of the Agenda.

He read a short report with the work that has been done this year and the expenses that they had, the electricity contract has been changed to one with better price, a GSM with a telephone will be installed in the lift for emergencies, also we wish to improve the grass area or do something, etc.

1.- PRESENTATION AND APPROVAL, IF THE CASE, OF THE ACCOUNTS FOR THE EXERCISE AUGUST-2016/JULY-2017. APPROVAL OF CERTIFICATES OF DEBT.

The Administrator explains the accounts and detail of expenses 2016-2017, that were sent together with the Summons, and are explained below:

SUMMARY OF ACCOUNTS from 01/08/2016 to 31/07/2017:

RESERVES at 01/08/2016..... 139.477,47 €

Bank.....5.562,47 €
 President's petty cash.....500,00 €
 Debtors.....134.838,09 €

Agesul.....126.553,77 €
 Other.....8.284,32 €

Owners advances..... -1.395,24 €

Creditors..... -27,85 €

AGM..... -3,28 €

Hacienda -24,57 €

+INCOMES FOR BUDGETED FEES.....+38.400,00 €

(real collected fees: 15.360,00 €)

-EXPENSES EXERCISE AUG-2016/JUL-2017..... -18.813,62 €

=RESERVES at 31/07/2017..... =159.063,85 €

Bank.....3.798,47 €

President's petty cash.....500,00 €

Debtors.....156.838,09 €

Agesul.....146.713,77 €

Other.....10.124,32 €

Owners advances..... -1.312,88 €

Creditors..... -759,83 €

Hacienda..... -24,57 €

Hidragua..... -137,52 €

Rest repair Fosa..... -597,74 €

As every year since the debt of the promoter Agesul, the fees collected are always lower than the expenses, although the expenses are very tight and controlled making basic maintenance and the most necessary repairs.

Expenses are explained in detail. After the correspondent questions and clarifications, those present approved the accounts of the exercise 2016-2017 by unanimity.

Regarding debtors the detail at 31/07/2017 is as it follows:

GESTIÓN AGESUL, S.L. (EACH OF THE 21 PROPERTIES)

REST OF FEE JANUARY-2011	70,00 €
FEE FEBRUARY-2011	80,00 €
FEE MARCH-2011	80,00 €
FEE APRIL-2011	80,00 €
QUARTERLY FINE 10%	47,00 €
FEE MAY-2011	80,00 €
FEE JUNE-2011	80,00 €
FEE JULY-2011	80,00 €
QUARTERLY FEE 10%	59,70 €
FEE AUGUST-2011	80,00 €
FEE SEPTEMBER-2011	80,00 €
FEE OCTOBER-2011	80,00 €
EXTRA FEE OCTOBER 2011	480,00 €
QUARTERLY FINE 10%	89,67 €
FEE NOVEMBER-2011	80,00 €
FEE DECEMBER-2011	80,00 €
FEE JANUARY-2012	80,00 €
FEE FEBRUARY-2012	80,00 €
FEE MARCH-2012	80,00 €
FEE APRIL-2012	80,00 €
FEE MAY-2012	80,00 €
FEE JUNE-2012	80,00 €
FEE JULY-2012	80,00 €
FEES AUGUST-2012/JULY-2013	960,00 €
FEES AUGUST-2013/JULY-2014	960,00 €
FEES AUGUST-2014/JULY-2015	960,00 €
FEES AUGUST-2015/JULY-2016	960,00 €
FEE AUGUST-2016/JULY-2017	960,00 €

TOTAL 6.986,37 €

TOTAL DEBT AGESUL (21 PROPERTIES) 146.713,77 €

Nº3-PAULA JAYNE & STEPHEN HALL

REST OF FEE MAY-2013	49,04 €
FEE JUNE-2013+REJECTION EXPENSES	82,26 €
FEE JULY-2013	80,00 €
FEES AUGUST-2013/JULY-2014	960,00 €
FEES AUGUST-2014/JULY-2015	960,00 €
NOTA SIMPLE DECEMBER-2015	22,99 €
FEES AUGUST-2015/JULY-2016	960,00 €
FEES AUGUST-2016/JULY-2017	960,00 €

TOTAL 4.074,29 €

Nº35- DEAN EDWARD HUTCHINSON

REST OF FEE JUNE-2012	45,96 €
FEE JULY-2012	80,00 €
FEE AUGUST-2012	80,00 €
FEE SEPTEMBER-2012+REJECTION EXPENSES	81,52 €
FEE OCTOBER-2012	80,00 €
FEE NOVEMBER-2012	80,00 €
FEE DECEMBER-2012	80,00 €
FEE JANUARY-2013	80,00 €
FEE FEBRUARY-2013	80,00 €
FEE MARCH-2013	80,00 €
FEE APRIL-2013	80,00 €
FEE MAY-2013	80,00 €
FEE JUNE-2013	80,00 €
FEE JULY-2013	80,00 €
FEES AUGUST-2013/JULY-2014	960,00 €
FEES AUGUST-2014/JULY-2015	960,00 €
NOTA SIMPLE DECEMBER-2015	22,99 €
FEES AUGUST-2015/JULY-2016	960,00 €
FEES AUGUST-2016/JULY-2017	960,00 €

TOTAL 4.950,47 €

Nº12-JOSÉ GARCÍA SÁNCHEZ

1.019,56 €

Paid in part (debt in november 779,56 €)

Nº21— CISA CARTERA DE INMUEBLES

80,00 €

pagado

TOTAL DEBTORS

156.838,09 €

As we explained last year, there is a part of the debt from Agesul that is not possible to recover even if the banks were repossessing today, this part is not legally payable therefore we will regularize accounts to let the debt only in the part legally reclaimable, which is the current year plus three more. Then we have a more realistic vision of the debt and the amount to recover. Anyway we explain that we are not eliminating this debt from the accounts, only separating what is payable from what is not. It is unanimously approved.

Owner of nº12, continues fulfilling his agreement of paying the fees by instalments.

Property nº21 belongs to Cisa Cartera de Inmuebles and they are paying their fees, a little late but they are paying.

Regarding properties nº3 and nº35, will be requested updated "Notas Simples" to check if they are already registered by the Bank that had the Mortgage. If they are not being repossessed by the bank, we will send Burofaxes to initiate the judicial process if necessary, it also proposes to use a UK company to locate them and send them a certified letter, for all these procedures it is proposed to establish a maximum budget of € 300, is approved unanimously.

It is unanimously approved the outstanding debts of these properties, and will be communicated by the Secretary. Owners authorize President and Administrator to grant powers of attorney to Lawyers and Procurator to claim in Court, in case the debt are not solved within a period of 15 days.

2.- PRESENTATION AND APPROVAL, IF THE CASE, OF THE BUDGET OF ORDINARY EXPENSES FOR THE YEAR AUGUST-2017/JULY-2018 AND FEES. (PROPOSAL OF KEEPING SAME BUDGET AND FEES THAN LAST YEAR).

The current balance in bank is about € 5,000, this year has been requested budget to adapt the mailboxes to the regulations of the Correos but the cost is € 3,200 so it cannot be carried out by the moment, the pool light timer is also broken and one of the pool's bulb so we will ask a budget to fix it.

It is unanimously approved to keep same budget and fees than last year, 80€ per month per property to be paid at the beginning of each month.

We remind owners the bank details of the community for those who do not pay by direct debit:

SABADELL: ES26 0081 0542 18 00 0131 8632

(Please, do not forget to indicate your name and house number when doing the payment).

2.1.- ADAPTATION OF DEFICIENCIES OF THE LIFT AS SOON AS DISPOSING OF ENOUGH FUNDS.

In the last revision of the lift by Industry, a couple of deficiencies were detected, a ladder to access the pit and the GSM access point in the lift, the Community already has a ladder that was left for this use and the installation of the GSM has a cost of 300€ and 6€ per month for the line.

This work will be carried out in the coming months since the funds are available and it is necessary in case some neighbour will be locked in the lift.

The owners thank Gus for his work on the grass area, his work saves a lot of money to the Community. They are also very happy with the current pool maintenance and cleaning company, they are doing a very good job.

The president indicates to those owners who do not have fob or do not work correctly that they do not put it in manual, they can contact him to get a new one, it is important that everyone has fob.

It is also important that the pedestrian door remains closed, we will see to put an automatic closing spring.

3.- ELECTION OF OFFICERS.

Owners express their wish of Gus Agnew to continue in the position of President, so he stands, being unanimously re-elected. And for the position of Vice-president, Mr. Mark Herberson, although not attending the Meeting, expresses his intention of continuing. And he is also unanimously re-elected.

And for the position of Secretary-Administrator, the administrator asks if owners have any other proposal, being none, therefore it is also unanimously re-elected MARÍA JESÚS SEVILLA LIZÓN - AGM Administradores.

Being the management board of the community for the year 2017/2018 as it follows:

PRESIDENT: GUS AGNEW (Nº10)

VICE-PRESIDENT: MARK HERBERTSON (Nº9)

SECRETARY-ADMINISTRATOR: Mª JESÚS SEVILLA LIZÓN (AGM ADMINISTRADORES).

4.- ANY OTHER BUSINESS.

-The walls are moving again in the area that faces the parking, they are appearing cracks, this work was done in 2012/2013, and we will look for the invoice to see how much was spent.

* Important: For security reasons do not park in spaces nº4, 5, 6 and 7.

-The owner of nº13 wants the air conditioning to be fixed, she says she paid a fee for it years ago, we will explain to her that this fee paid so many years ago was not sufficient to repair the system, and we have several times studied how to repair it and it is not economically viable. Some owners paid this money and they had a credit, balance in favour, although the majority already used this credit. It is approved to balance her next couple of fees until compensating the 200 € she has in credit, so she can use this money to repair privately or to look for alternatives, like a Split unit.

-The fire extinguishers of the Community didn't have their revision, we will proceed to update of all them little by little.

-It is totally forbidden dogs in the pool area, in the rest of the community areas dogs must be leashed and the owner must clean if they mess something.

-We remind that the use of inflatables is forbidden in the pool, except swimming aids for small children.

-We attached the Community Rules at the present Minutes.

-Attendees thank again Gus and the administration for everything they do for the Community, because they know the community has a very delicate situation due to the bankruptcy of the promoter.

And with no further issues to discuss, the President closes the meeting being 11:25 hours, on the same day and the same place as initially stated, and of its contents, as Secretary-Administrator, I bear witness and sign with the approval of the President.

THE PRESIDENT
GUS AGNEW

THE SECRETARY-ADMINISTRATOR
MARÍA JESÚS SEVILLA LIZÓN

ESTRELLA DE ORIHUELLA GOLF 1

RULES AND REGULATIONS

THE FOLLOWING RULES AND REGULATIONS WERE UNANIMOUSLY APPROVED.

Art 1. The communal elements are to be used according to the agreement reached in the statutes, the present regulations and in the General Meeting. If a certain matter should not be covered, by these regulations, it must be preceded serving its purpose and according to the diligence of a good family father.

Art 2. The house owners and occupants must ensure, that the quiet and peaceful life within the urbanization is not changed. For this reason, they have to avoid any kind of disturbing noise. Radio, televisions sets and, generally speaking, any sound reproducing device must be adjusted in such a way that its effect does not go beyond the apartment in which it is used.

Art 3. It is prohibited to park vehicles in parking spaces that owners do not own.

Art 4. All residents must keep an eye on the urbanization's cleanliness and appearance. Consequently it is forbidden to throw objects paper or any kind of litter on the public ways or in the communal zones.

Art 5. Rubbish should be deposited in the containers provided, and the hours of collection should be respected.

Art 6. House owners are obliged to maintain their houses and the private installations in good repair so that they do not affect the community or the rights of any other house owners. They will be held responsible for any damage caused by their own negligence or the negligence of any person they are responsible for.

Art 7. Every house owner will be responsible for his children, for that reason, he is obliged to look after them and take care of them. He releases the community of owners from any responsibility for possible accidents.

Art 8. It is totally forbidden to organise parties after 12pm

Art 9. Pets must be kept according to legal regulations, and kept on a lead within the residential area and on public ways. Dangerous animals have to wear a muzzle. The excrement caused by pets must be removed.

Art 10. The swimming pool by majority vote will remain open all year round.

Art 11. It is not allowed to swim with clothes not intended for that use, Children must wear swimsuits or swimming trunks in order to avoid that they relieve themselves into the swimming pool. Before entering the swimming pool a shower must be taken. It is also not allowed to use shampoo or gel under the swimming pool shower.

Art 12. It is prohibited to bring food and beverages (strictly no glasses) to the swimming pool, Except plastic water bottles, subject to designated area being provided, on the condition they are taken home again.

Art 13. Pets are not allowed in the swimming pool area, or exercised within the confines.

Art 14. It is forbidden to run within the swimming pool area and to jump into the water disturbing other house owners.

Art 15. It is not allowed to use large air mattresses in the swimming pool. Only small swimming aids for the people who do not know how to swim are permitted. Ball games in the swimming pool area and body boards are also prohibited. Children under 12 years old must be supervised all the time they are in the pool area.

Art 16. You must use ashtrays and paper bins that are provided around the pool area.

We remind all house owners that any modification to the exterior of the properties (colour, conservatories, glass curtains, sheds etc) must have the permission of the Community in a General Meeting. If not the Administrator and the President will take the necessary legal actions against the owners.