

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

In Orihuela Costa, at 10:30 hours on Friday 25th of October 2019, duly called in time and format by the President Mr. David Agnew (Gus), and with Mrs. María Jesús Sevilla Lizón acting as Secretary-Administrator, met in the Eddie's Bar, C.C. La Fuente, Av. Tiro de Pichón, 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-2018/July-2019. Approval of certificates of debt.
- 2.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2019/July-2020 and fees. (Proposal of keeping same budget and fees than last year).
- 3.- Election of officers.
- 4.- Any other business.
 - 4.1.- Reminding of procedure to follow regarding modifications-extensions.
 - 4.2.- Reminding to respect community rules. Responsibility owners for renting their property. Information about the new regulation regarding holiday rentals.
 - 4.3.- Authorization for the Community to communicate with the Public Administrations through the digital certificate according to the new regulation.
 - 4.4.- Date for the next AGM.

Attendees:

Name	House	Coefficient
David & Patricia Agnew	Bajo B nivel C (10)	2,40%
Gerard and Alice Heffernan	1º C nivel C (20)	2,29%
Denis Todd	3ºA nivel A (26)	2,97%
Martha Flynn	2º A nivel C (29)	2,31%
Ib Rigelson & Bente Bosen	3ºB nivel B (34)	2,72%
Martha Flynn & Brian Patrick	3º A nivel C (37)	2,78%
John & Linsey Clenaghan	3º B nivel C (38)	2,69%
TOTAL	7	18,16%

Represented:

Name	House	Coefficient	Represented by
Rosemary Dight	Bajo C nivel B (4)	2,32%	David Agnew
Mark & Janet Michelle Herbertson	Bajo A nivel C (9)	2,40%	David Agnew
Denis Gerard & Verónica Hassett	2º B nivel A (16)	2,36%	David Agnew
Jose L. Ruiz Arjonilla	3º C nivel C (39)	2,70%	David Agnew
TOTAL	4	9,78%	

The President opens the Meeting and thanks attendees for coming; he starts dealing with the different points of the Agenda. He read a short report explaining the following points:

President's Report:

- The situation of creditors.

Some owners had their initial opening fees (since 2008) returned by the former administrator but others still registered credit. To date, outstanding amounts have been returned to those who registered credit, resulting in a unique, same level fee for all community owners.

- Cleaning and maintenance services.

The maintenance company has lost most of its equipment during the heavy rains in September. Even so, they are looking after everything and fulfilling their responsibilities within the community.

- Work carried out within the community.

Following in his report, the President presents the various works he has carried out himself within the community, with the aim of saving community expenditures: drainage of the shower from the pool, door C strengthened, Ground floor staircase of C-block painted, A and C parking lights repaired and cleaned, replaced garden plants, repaired front garden sprinklers, repaired streetlights and new bulbs installed, changed lock on lower door (A).

At this point in the agenda, an owner requests to reactivate the elevator that is stopped and does not work. Improvements are also needed in the community. The president and the administrator explained to those present that until the outstandings for the 21 properties owned by AGESUL were recovered, no action could be taken in that direction.

- Community insurance.

The president explains to the attendees that Community insurance covers only the building and common areas, but does not cover internal damage. For full coverage, owners are advised to take out private insurance.

At this point in his report, the President also discusses the issue of cracks in the facades. This aspect is a construction vice and therefore remains outside the community insurance policy.

- Parking.

Due to a lot of owners and tenants who have used the parking lot this year, all owners have been asked to park in their own parking spaces allocated to their apartment and also to inform the tenants. The Administrator explains that it is not known which garage space belongs to each home, and for a good functioning of the community and for better organization, this aspect has to be discussed and arranged by the owners.

1.- PRESENTATION AND APPROVAL, IF THE CASE, OF THE ACCOUNTS FOR THE EXERCISE AUGUST-2018/JULY-2019. APPROVAL OF CERTIFICATES OF DEBT.

The Administrator explains the accounts and detail of expenses 2018-2019, that were sent together with the Summons, and are explained below:

SUMMARY OF ACCOUNTS from 01/08/2018 til 31/07/2019:

RESERVES at 01/08/2018.....	71.856,62 €
Bank.....	5.513,08 €
Presid. Petty cash.....	500,00 €
Debtors.....	66.859,56 €
Agesul.....	60.480,00 €
Other.....	6.379,56 €
Owners advances.....	-991,45 €
Creditors (hacienda).....	-24,57 €
Rest repair Fosa..	-597,74 €
+INCOMES FOR BUDGETED FEES.....	+38.400,00 €
(real collected fees: 16.320,00 €)	
-EXPENSES EXERCISE AUG-2018/JUL-2019.....	-12.523,13 €
=RESERVES at 31/07/2019 (at 22-07-19).....	=97.733,49 €
Bank.....	9.099,86 €
Presid. Petty cash.....	512,13 €
Debtors.....	89.499,56 €
Agesul.....	80.640,00 €
Other.....	8.859,56 €
Owner's advances.....	-591,45 €
Creditors.....	-786,61 €
Hacienda.....	-24,57 €
Water Jul (estim)..	-200,00 €
Mainten. Jul.....	-388,41 €
Admin. Jul	-173,63 €

It is explained to those present that this year there has been a small surplus, because the expenses are very tight and controlled making basic maintenance and only the most necessary repairs: This year has been spent almost €1,500 less than last year. The bank balance has increased by around €3,500 and reserves have also increased, but this does not indicate a good surplus, because amount owed by debtors also increases. The debtors are the same (21 properties owned by Agesul, plus 2 houses in the process of being foreclosed).

Expenses are explained in detail. After the correspondent questions and clarifications, those present approved the accounts of the exercise 2018-2019 by unanimity.

LIST OF DEBTORS 31/07/2019 (reviewed at 22/01/20).

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

FEES AUGUST-2015/JULY-2016	960,00 €
FEES AUGUST-2016/JULY-2017	960,00 €
FEES AUGUST-2017/JULY-2018	960,00 €
FEES AUGUST-2018/JULY-2019	960,00 €

TOTAL 3.840,00 €

TOTAL DEBT AGESUL (21 PROPERTIES)

80.640,00 €

Nº3-PAULA JAYNE & STEPHEN HALL

FEES AUGUST-2015/JULY-2016	960,00 €
FEES AUGUST-2016/JULY-2017	960,00 €
FEES AUGUST-2017/JULY-2018	960,00 €
FEES AUGUST-2018/JULY-2019	960,00 €
TOTAL	3.840,00 €

Nº35- DEAN EDWARD HUTCHINSON

FEES AUGUST-2015/JULY-2016	960,00 €
FEES AUGUST-2016/JULY-2017	960,00 €
FEES AUGUST-2017/JULY-2018	960,00 €
FEES AUGUST-2018/JULY-2019	960,00 €
TOTAL	3.840,00 €

Nº12 - JOSÉ GARCÍA SÁNCHEZ**379,56 €****TOTAL DEBTORS****89.499,56 €**

As already explained last year, there is a part of the debt of Agesul, which in fact is Bankia, that today would not be legally payable, therefore we will regularize accounts to let the debt only in the part legally claimable, which is the current year plus three more. Then we have a more realistic vision of the debt and the amount to expect receiving. Anyway, we explain that we are not eliminating this debt from the accounts, only separating what is payable from what is not.

Apart from Agesul, within the community there are 2 large debtors: houses number 3 and 35, each of the properties recording a debt of 3,840.00 euros. Notifications had been sent to the former owners, but no reply had been received. According to the latest information, the bank has taken possession of house number 35. Although we do not have an official confirmation or registration date, inside the house there has been movement: the furniture of the former owner was removed and the lock was changed. We hope to receive confirmation from bank soon.

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-2019/JULY-2020 AND FEES. (PROPOSAL OF KEEPING SAME BUDGET AND FEES THAN LAST YEAR).

At the moment, the community's expenses are supported only by 16 owners (21 are Agesul, other 2 are large debtors, and other property is paying his debt by instalments). This of course is not beneficial to the economic situation of the community. At the moment, a reduction in fees cannot be considered, but this aspect can be taken into consideration when the 21 properties will have registered owners and debts will be paid.

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.

It is explained that Budget and fees approved at that AGM for 2019/2020 will only be valid for the following months. But as soon as new owners from the properties to subasta clear all debts we will need to present a new yearly Budget of expenses and a new proposal of fees.

In past meetings we discussed and agreed that money collected will be for the only purpose to adapt the community services to normal standards. During the last 9 years the community reduced the service to the minimum and some of the services were even stopped. Only because of this extraordinary situation of only 16 properties paying from 40.

The intention is:

- To present a new annual Budget to be approved (to be paid by the debts collected).
- To reduce the monthly fees to 50-60 € (as almost 40 properties will be now paying). Probably also fees would pass to be paid twice a year when everything goes to normal figures.

Regarding the new Budget it was already decided what to do with the money as soon as it is possible: To activate the second lift again, to repair some cracks in the terraces walls and some other elements that need repairs at the community, to have a normal service of maintenance, at the moment they do the minimum, and it is not enough, the administrator says she will also update her fees as she didn't during all those years because of the situation, also to contract a better cover insurance, not as basic as the one we have now, to install a new battery of mail-boxes, to adapt the Tv systems for better reception. Everything depending on the money that we are collecting. We also remind that it was voted in past meetings that the air conditioning repairs were not included in those improvements and it was voted to do this privately. In a future EGM a list of those works/improvements will be presented, together with an updated annual Budget and with new lower fees. But at the moment we continue with the 80 €/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).

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 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 2019/2020 as it follows:

PRESIDENT: GUS AGNEW (Nº10)

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

4.- ANY OTHER BUSINESS.

4.1.- REMINDING OF PROCEDURE TO FOLLOW REGARDING MODIFICATIONS-EXTENSIONS.

We remind the information given in the previous general meetings regarding property modifications and the steps to be taken for extensions / modifications:

Once the corresponding urban planning license is obtained from the Town Hall, the Community by this means, and through this Board, will give permission to all owners to extend their property,

provided that it is in accordance with the aesthetics of the community, and that they facilitate the Committee / Administration well in advance the description of the work that is planned to be done.

The foregoing does not constitute "carte blanche". Each request will be submitted to the Committee for individual evaluation, even in the case of a modification already made by another owner, and hoping to obtain a positive response.

The Administrator also clarifies that in case of sale of the property, the Notary now requests: a certified approval from the Administrator, and will also have to pay the corresponding price to declare the new useful square meters after the extension / modification. And it will be essential that the modification be included in the Community Minutes Book. This is why the Community will ratify and include in the Minutes those approvals granted during the year.

At this point in the agenda, the aesthetic standards of the community have to be decided, because in the original plan of modification they were not included. A new aspect to be voted on is the color of the awnings. As to date no dwelling has an awning installed, it is proposed to prohibit the installation of the same for the time being.

After voting, the installation of awnings is prohibited by unanimity of votes.

4.2.- REMINDING TO RESPECT COMMUNITY RULES. RESPONSIBILITY OWNERS FOR RENTING THEIR PROPERTY. INFORMATION ABOUT THE NEW REGULATION REGARDING HOLIDAY RENTALS.

The Administrator reminds that all owners they have to enforce the rules and that they must inform to tenants or visitors. She also informs them that the pool rules are mandatory: showering before using the pool, since the creams cause the filters to get clogged and the pumps do not work properly, and very importantly - the entry of food, beverages and smoke is strictly prohibited.

The Administrator explains that there are two regulations for renting:

1. The first regulation is valid for all owners and tenants and implies the obligation to register their details to the competent authorities, on the website of the Ministry of Tourism. You can use the following link for more information: www.turisme.gva.es (Click on "tourist homes" there is information on the obligations and rights of the owners who rent their homes).

2. The second regulation is regarding holiday rental. In this case, the communities have the power, with a majority of 3 fifths, to limit the conditions of the holiday rental much more: they can prohibit or limit it, with a growth of up to 20% on their fees.

The Administrator explains that, normally, this is only given as information in the Meetings, because it is a regulation that is still being implemented, without having to date the proper tools to enforce it in case somebody breaks it. But the Administrator also explains that in the case of the community Estrella Orihuela Golf, we have a special case as being an owner with the majority of the properties, with more than the 50% of the building. Today they cannot vote because they are debtors, but those 21 properties are going to subasta in a few days, and in case that they are acquired by one only owner, this would mean that one only owner would have the power to take all the decisions for the management of the community, having no vote or saying any of the rest of the owners. The new owner, with the majority of votes, could may rent the properties as in a hotel in such a way that the normal residents are pushed to abandon their homes where they lived for years, without any legal impediment. This is very unusual but in the case of Orihuela Costa it could happen.

To prevent this, it is explained to the attendees that, with special majority of 3/5 of votes in the Meeting, they can stop the holiday rental activity at the community.

We mention that as of today, the 21 properties have gone through the auction process. We will keep everyone informed when the properties are registered with the new owners. As we mentioned in the

point of the Budget as soon as we have the new owners in those properties and they clear all debts and pay their normal fees we will need to call an EGM to present the new budget (with proper services) to vote.

After voting, holiday rental is prohibited by unanimity of votes.

4.3.- AUTHORIZATION FOR THE COMMUNITY TO COMMUNICATE WITH THE PUBLIC ADMINISTRATIONS THROUGH THE DIGITAL CERTIFICATE ACCORDING TO THE NEW REGULATION.

The Administrator explains that this is a new regulation that requires that any necessary contact with the Public Administrations must be made through a Digital Certificate. From now on, they do not allow to do it by paper nor e-mail. If needed in the future, it would be requested through an advisor (the Administration will be responsible for managing the fore mentioned certificate if the Public Administration has to be contacted).

Attendees unanimously approve that the Administrator can authorize or manage any procedure with an advisor if it is the case of having to contact the Public Administration.

4.4.- DATE FOR THE NEXT AGM.

The date for the next AGM will be Tuesday 6th of October, 2020.

And with no further issues to discuss, the President closes the meeting being 11:20 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