

COMMUNITY OF PROPERTY OWNERS
"ESTRELLA DE ORIHUELA GOLF I"

Orihuela Costa, 31st AUGUST 2011.

Dear Sir / Madam:

In accordance with the second paragraph of article 16 of the current Law of Horizontal Property (*Ley de Propiedad Horizontal*) and as President of the Community I invite you to the Ordinary General Meeting of the Community of Property Owners **"ESTRELLA DE ORIHUELA GOLF I"** in Orihuela Costa, on **Thursday 6th October 2011 at 10:00 a.m.** on first summons and **10:30 a.m.** on second summons **in the Community parking**, under the following:

AGENDA

- 1.- Reading and approval of previous minutes, if necessary.
- 2.- Presentation and approval of the accounts for the exercise 2010-2011. Approval of certificates of debt.
- 3.- Presentation and approval of the budget of expenses for the exercise 2011-2012 and fees.
- 4.- Study and approval, if appropriate, of judicial claim against promoter for several damages at the residential. Extraordinary fee.
- 5.- Election of charges.
- 6.- Any other business. Reminding of community rules. Proposal of re-distribution of mailboxes with correlative numbers in one only battery.

Yours faithfully,

THE PRESIDENT

.....
Representation for the Ordinary Meeting of the Community "Estrella Orihuela Golf I":

I, Mr/ Mrs. owner of the property number
.....of "ESTRELLA DE ORIHUELA GOLF I", by means of this document,
designate:

Mr./ Mrs.to represent me
and to vote in my name in the Ordinary General Meeting of the 6th October 2011.

Signature:

C.P. ESTRELLA DE ORIHUELA GOLF I
SUMMARY OF ACCOUNTS EXERCISE 2010-2011:

RESERVES at 01/08/2010..... 6.428,02 €

Bank.....1.990,20 €
 Debtors.....5.757,02 €
 Creditors..... -139,20 €

INCOMES EXERCISE 2010-2011..... 39.515,30 €

Monthly fees.....38.400,00 €
 Quarterly 10% penalty.....1.115,30 €

EXPENSES EXERCISE 2010-2011..... - 30.959,25 €

RESERVES at 31/07/2011..... 14.984,07 €

Bank.....3.623,03 €
 Several suppliers 09-10.....348,31 €
 Debtors.....13.802,85 €
 Owners advances..... - 2.140,00 €
 Creditors..... -650,12 €
 Hacienda..... - 10,92 €
 Ralph/Gus..... - 500,00 €
 Rogelio Cámara.... - 139,20 €

LISTADO DE GASTOS/LIST OF EXPENSES:

6220001	REPARACIONES Y VARIOS	
24/09/2010	REPARACIÓN ANTENA	109,74 €
17/03/2011	INSTALACIÓN LUCES APARCAMIENTO ROBO	244,50 €
27/06/2011	TRANSFERENCIA SEGURO POR ROBO	- 244,50 €
		109,74 €

6220002	MANTENIMIENTO COMUNIDAD	
31/08/2010	MANTENIMIENTO AGOSTO	1.180,00 €
30/09/2010	MANTENIMIENTO SEPTIEMBRE	1.180,00 €
31/10/2010	MANTENIMIENTO OCTUBRE	1.180,00 €
30/11/2010	MANTENIMIENTO NOVIEMBRE	1.180,00 €
31/12/2010	MANTENIMIENTO DICIEMBRE	1.180,00 €
31/01/2011	MANTENIMIENTO ENERO	1.180,00 €
28/02/2011	MANTENIMIENTO FEBRERO	1.180,00 €
31/03/2011	MANTENIMIENTO MARZO	1.180,00 €
30/04/2011	MANTENIMIENTO ABRIL	1.180,00 €
31/05/2011	MANTENIMIENTO MAYO	1.180,00 €
30/06/2011	MANTENIMIENTO JUNIO	1.180,00 €
31/07/2011	MANTENIMIENTO JULIO	1.180,00 €
		14.160,00 €

6220003	TRABAJOS PISCINA	
22/11/2010	TRABAJOS PISCINA	743,00 €
13/01/2011	TRABAJOS PISCINA Y RIEGO	600,00 €
09/02/2011	TRABAJOS Y RIEGO	730,41 €
14/04/2011	TRABAJOS PISCINA Y RIEGO	69,84 €
10/06/2011	PISTOLA AGUA A PRESIÓN	25,00 €
10/06/2011	2 ASPERSORES	59,90 €
10/06/2011	MANO DE OBRA TRABAJOS PISCINA	500,00 €
		2.728,15 €

6220004	MANTENIMIENTO ASCENSORES	
01/08/2010	MANTENIMIENTO ASCENSOR 2º TRIMESTRE	704,94 €
31/01/2011	MANTENIMIENTO ASCENSOR 3º TRIMESTRE	716,22 €
11/04/2011	MANTENIMIENTO ASCENSOR 4º TRIMESTRE	716,22 €
11/07/2011	MANTENIMIENTO ASCENSOR 1º TRIMESTRE	716,22 €
		2.853,60 €

6220005	TELÉFONO ASCENSORES	
16/09/2010	RECIBO TELEFÓNICA	33,33 €
16/09/2010	RECIBO TELEFÓNICA	41,07 €
16/11/2010	RECIBO TELEFÓNICA	41,08 €
16/11/2010	RECIBO TELEFÓNICA	33,17 €

17/01/2011	RECIBO TELEFÓNICA	41,16 €
17/01/2011	RECIBO TELEFÓNICA	33,80 €
16/03/2011	RECIBO TELEFÓNICA	41,07 €
16/03/2011	RECIBO TELEFÓNICA	33,60 €
16/05/2011	RECIBO TELEFÓNICA	41,08 €
16/05/2011	RECIBO TELEFÓNICA	33,17 €
18/07/2011	RECIBO TELEFÓNICA	41,09 €
18/07/2011	RECIBO TELEFÓNICA	33,77 €
		447,39 €

6230001	HONORARIOS ADMINISTRACIÓN	
31/08/2011	HONORARIOS AGOSTO	168,00 €
30/09/2010	HONORARIOS SEPTIEMBRE	168,00 €
31/10/2010	HONORARIOS OCTUBRE	168,00 €
30/11/2010	HONORARIOS NOVIEMBRE	124,80 €
31/12/2010	HONORARIOS DICIEMBRE	156,00 €
31/01/2011	HONORARIOS ENERO	156,00 €
28/02/2011	HONORARIOS FEBRERO	156,00 €
31/03/2011	HONORARIOS MARZO	156,00 €
30/04/2011	HONORARIOS ABRIL	156,00 €
31/05/2011	HONORARIOS MAYO	156,00 €
30/06/2011	HONORARIOS JUNIO	156,00 €
31/07/2011	HONORARIOS JULIO	156,00 €
		1.876,80 €

6230002	IVA	
31/08/2010	IVA AGOSTO	30,24 €
30/09/2010	IVA SEPTIEMBRE	30,24 €
31/10/2010	IVA OCTUBRE	30,24 €
30/11/2010	IVA NOVIEMBRE	22,47 €
31/12/2010	IVA DICIEMBRE	28,08 €
31/01/2011	IVA ENERO	28,08 €
28/02/2011	IVA FEBRERO	28,08 €
31/03/2011	IVA MARZO	28,08 €
30/04/2011	IVA ABRIL	28,08 €
31/05/2011	IVA MAYO	28,08 €
30/06/2011	IVA JUNIO	28,08 €
31/07/2011	IVA JULIO	28,08 €
		337,83 €

6230003	FOTOCOPIAS	
30/10/2010	FOTOC. ACTA ORDINARIA	4,50 €
		4,50 €

6230004	CORREOS	
30/10/2010	CORREO ACTA ORDINARIA	20,37 €
		20,37 €

6230005	VARIOS	
05/10/2010	INFORMATIZACIÓN EMPRESAS (MILENIUM)	118,00 €
		118,00 €

6250001	SEGURO COMUNITARIO	
18/01/2011	MULTIRRIESGO AXA	839,64 €
14/07/2011	MULTIRRIESGO AXA	839,62 €
		1.679,26 €

6260001	COMISIONES BANCO	
02/08/2010	COMISION REMESA AGOSTO	1,77 €
01/09/2010	COMISION REMESA SEPTIEMBRE	1,77 €
01/10/2010	COMISION REMESA OCTUBRE	1,77 €
10/12/2010	COMISION REMESA NOVIEMBRE	12,86 €
14/12/2010	COMISION REMESA DICIEMBRE	12,86 €
08/01/2011	COMISION REMESA ENERO	12,04 €
25/01/2011	COMISION MANTEN-LIQUIDEZ	10,90 €
23/03/2011	COMISION REMESA FEBRERO	12,05 €
25/03/2011	COMISION REMESA MARZO	12,05 €
02/04/2011	COMISION REMESA ABRIL	12,05 €
25/04/2011	COMISION MANTEN-LIQUIDEZ	13,68 €
03/05/2011	COMISION REMESA MAYO	12,05 €
01/06/2011	COMISION REMESA JUNIO	12,05 €
06/07/2011	COMISION REMESA JULIO	13,36 €
25/07/2011	COMISION MANTENIMIENTO	10,50 €

25/07/2011	COMISION ADMIN. CUENTA	3,94 €
		155,70 €

6280001	LUZ	
10/08/2010	IBERDROLA JUL-AGO	89,96 €
10/08/2010	IBERDROLA JUL-AGO	261,88 €
04/10/2010	IBERDROLA SEPT-OCT	109,95 €
04/10/2010	IBERDROLA SEPT-OCT	284,24 €
10/12/2010	IBERDROLA NOV-DIC	81,17 €
10/12/2010	IBERDROLA NOV-DIC	263,32 €
10/02/2011	IBERDROLA ENE-FEB	116,62 €
10/02/2011	IBERDROLA ENE-FEB	347,29 €
15/04/2011	IBERDROLA MAR-ABR	259,52 €
15/04/2011	IBERDROLA MAR-ABR	103,44 €
18/06/2011	IBERDROLA MAY-JUN	349,75 €
18/06/2011	IBERDROLA MAY-JUN	113,22 €
		2.380,36 €

6280002	AGUA	
27/10/2010	AQUAGEST ATRASOS	2.836,69 €
29/01/2011	RECIBO AGUA	433,63 €
27/04/2011	RECIBO AGUA	205,81 €
23/07/2011	RECIBO AGUA	611,42 €
		4.087,55 €

LISTADO DEUDORES / LIST OF DEBTORS at 31/07/2011

CÓD.	VIVIENDA/PROPERTY	NOMBRE/NAME	CANTIDAD/AMOUNT
1	BAJO A NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
2	BAJO B NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
5	BAJO D NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
6	1º-A NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
7	1º-B NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
8	1º-C NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
9	BAJO A NIVEL C	MARK HERBERTSON	60,00 €
11	1º-A NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
14	1º-D NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
15	2º-A NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
17	2º-C NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
18	1º-A NIVEL C	GESTIÓN AGESUL, S.L.	597,00 €
21	1º-D NIVEL C	CISA CARTERA DE INMUEBLES	614,00 €
22	2º-A NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
23	2º-B NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
24	2º-C NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
25	2º-D NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
26	3º-A NIVEL A	DENNIS TODD	82,84 €
27	3º-B NIVEL A	GESTIÓN AGESUL, S.L.	597,00 €
30	2º-B NIVEL C	GESTIÓN AGESUL, S.L.	597,00 €
31	2º-C NIVEL C	GESTIÓN AGESUL, S.L.	597,00 €
32	2º-D NIVEL C	GESTIÓN AGESUL, S.L.	597,00 €
33	3º-A NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
36	3º-D NIVEL B	GESTIÓN AGESUL, S.L.	597,00 €
37	3º-A NIVEL C	DARREN RICHARDSON	509,01 €

13.802,85 €

PAID

OWNER'S BANK MISTAKE

NEW COMMUNITY BANK ACCOUNT:

In order to save some money in bank commissions, it was decided to change the community bank to a new one that has an agreement with the Secretary-Administrator, and without any obligation of permanency. This bank will not charge ANY COMMISSION to the community.

NEW ACCOUNT NUMBER. C. P. "ESTRELLA ORIHUELA GOLF I":

BANK: SABADELL-SOLBANK (PUNTA PRIMA)

C/C: 0081-0542-18-0001318632

IBAN: ES26 0081 0542 1800 0131 8632 BIC: BSABESBB

1.- Those owners who pay their community fees by direct debit, DO NOT need to do anything about it, it is not necessary to notify your banks. We will automatically do the change.

2.- Those owners who pay their community fees by income or transfer, please, do it in the new account in Sabadell-Solbank. Do not use Caja Murcia no more, because in a short time it will be definitely cancelled.

ESTRELLA DE ORIHUELA GOLF I 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, television sets and, generally speaking, any sound reproducing device must be adjusted in such a way that its effects does not go beyond the apartment in which 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 12p.m.

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 of owners 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 are 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.

REPORT ABOUT AGESUL:

To the problem of the constant non-payment of fees by the developer in relation to the 21 properties they have in the residential (more than the 50% of the total properties), we have to add other construction problems that have worsened with the passage of months. These construction problems are affecting the majority of walls of the terraces with cracks, the collapse of the pool area, sinking of gardens in ground floor, gas leaks in the ducts of air conditioning and odors, and cracks in many other areas of the community.

Some cracks in the upper terraces widened a potentially hazardous way, with the possible risk of falls and risk of accident to a pedestrian. Unable to repair by the community due to the lack of funds, were constant warnings to the promoters/builders Gestión Agesul, S.L., without any answer or result.

And getting no answer to a problem that it could also lead to liability for the community if necessary actions were not taken, we had several meetings with a solicitor who sent burofax claiming both the debt, as urgent action over the cracks that were in worse condition and could be dangerous. This burofax was received and signed at Agesul office in Madrid on the 28th July 2011, and giving them a period of 5 days to act, we haven't received any kind of notice from their offices at 1st September 2011.

We have also contacted several companies to perform an audit report and we have got quotations, and also contacted several companies to obtain quotes for repairs of the most urgency.

Because of liquidity problems (caused precisely by non-payment of Agesul), we were not able neither to repair nor to elaborate technical report.

At this time the community is presenting the Court case for unpaid fees against them, and at the AGM owners will vote about initiating legal actions regarding the construction damages of the residential.

If so, it would be necessary to pay an initial extraordinary fee for the technical report and solicitor fees of approximately 80 € per property. At the AGM all details will be exposed for the voting of this subject in the point 4 of the Agenda.