

COMMUNITY OF PROPERTY OWNERS "ESTRELLA ORIHUELA GOLF I"

Orihuela Costa, 23rd of August 2023.

Dear Owners:

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, 21st of September 2023, in Bar Tamesis, Calle del Mar nº 8, near the community, at 10:00 a.m. on first summons and 10:30 a.m. on second summons, under the following:**

AGENDA:

- 1.- President's report.
- 2.- Presentation and approval, if the case, of the accounts for the exercise August-2022/July-2023. Approval of certificates of debt.
- 3.- Presentation and approval, if the case, of the budget of ordinary expenses for the year August-2023/July-2024 and fees. (Proposal to increase the ordinary budget and fees with 15%)
- 4.- Election of officers.
- 5.- Any other business.
 - 5.1.- Reminding of procedure to follow regarding modifications-extensions.
 - 5.2.- Reminding to respect community rules. Responsibility owners for renting their property. Information about the new regulation regarding holiday rentals.
 - 5.3.- Date for the next AGM.

Faithfully,

THE PRESIDENT. MR. DAVID AGNEW (GUS).

Due to the importance of the subjects to be treated, we beg your attendance, in case of not being able you can delegate your vote through the attached authorization.

Representation for the Annual General Meeting of Community
"Estrella de Orihuela Golf I":

I, Mr/ Mrs. owner of the property numberof
"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 Thursday, 21st of September 2023.

Signature:

PRESIDENT'S REPORT:

We have had another eventful year at Estrella with repairs and upgrading of appliances, e.g. Water and electrics.

Mainly the repair work on block C. Finally after 2 years of looking for a contractor and processing planning applications for the repairs in strengthening and reconstruction of the terrace walls on the top floor of block C. After 6 weeks of work over Feb & Mar the repairs are now complete. The initial cost was €30k rising to €40k after the contractor found further problems with the installation of the repairs. They appear to have done a great job.

All lights along the terraces, stair wells and bottom car park are now changed to LED plus the path lights from the top car park to the pool. This has made a huge difference to our electricity bills over the last 6 months. The changeover to LED lights in the top car park will hopefully be completed this year.

Security within the Estrella community. Due to both entrance gates locks being damaged, being left open and keys being lost, I have decided to have a security review on both gates and have decided to renew the locks, possibly with a security code system and also automatic gate closing system to ensure a more secure exit and entrance method into our community. The codes can be changed regularly and will be provided by the President or the administrator on request by an owner and not to be given for public use.

I have been asked about security cameras being installed within the community grounds, due to several bicycles being stolen from the community over the last year. Plus, outsiders using the pool and garden facilities! The installation of cameras is not only costly to buy and maintain, it's complicated by privacy laws and the use of video to prosecute. I've decided to fit very realistic dummy camera, hopefully as a deterrent to opportunists and would-be thieves. REMINDER... it is the owners responsibility to ensure their property is secured. It is not the responsibility of the Estrella community or its insurance company.

We continue to have with the septic tank for our community. Even with the new pumps fitted last year. The maintenance review is ongoing with the installer.

Parking has become a problem again. Please use only the car park you own and assigned to your apartment. 1 apartment 1 car. If you own a second car it must be parked in the street and not in another owners space, even if it is empty. Car parking spaces are NOT FOR RENT to none owners! Notices have been placed at each car parks with your assigned spaces.

Reminder of the community and pools rules for all owners, plus renters!

Other faults and maintenance works.

The community main pressure water tank in A block leaked in July, causing the lift shaft to flood and cause a lot of damage and the lift to be closed for over a month... Repairs ongoing?

A.. car park gate sensor smashed and has now been repaired.

C.. elevator tripping out... Ongoing repairs.

New wi/fi companies installed... Information in Notice board. Palm trees pruned, usually May/June.

I will continue to look after the garden areas with new flowers, weeding and pruning and any other small maintenance work to keep costs down.

Pool pump faults... Repaired by Atlantir. ATLANTIR continue to clean the community and pool under a reviewed contract and good value and costs.

If any owner has found faults in maintenance or the building in general, please contact the President or administrator immediately.

The next major task for Estrella will be to paint the exterior of the building, landings, stairwells, metalwork etc.. To give our community a much needed facelift and hopefully increase the value of all Estrella properties. I have a few ideas to propose to the community for discussion. Quotes for the work needed will be gathered first before painting begins hopefully before the end of this year.

Increase of yearly maintenance fees to keep up with inflation costs in general for all good and services in 2023. Due to the rising costs of electric, water, general maintenance costs I propose a small rise in the community fees of 15%, which equals to €90 per year or €7.50 per month. The yearly fees will be €690 payable in 2 six monthly installments of €345. This is below average compared to other communities in the area at only €57.50 per month and will hopefully cover any additional costs over the coming years.

SUMMARY OF ACCOUNTS from 01/08/2022 to 31/07/2023:

RESERVES at 01/08/2023.....	101.013,17 €
Bank.....	96.887,12 €
President Petty Cash.....	537,47 €
Debtors.....	12.000,00 €
Owners advances.....	-8.380,00 €
Creditors (Hacienda).....	-31,42 €
+ INCOMES FOR BUDGETED FEES.....	+24.000,00 €
-EXPENSES EXERCISE AUG-2022/JUL-2023.....	-60.485,10 €
= RESERVES at 31/07/2023	= 64.528,07 €
Bank.....	65.880,64 €
President Petty Cash	490,42 €
Debtors.....	6.600,00 €
Owners advances.....	-8.410,00 €
Creditors(Hacienda).....	-32,99 €

DEBTORS at 21-08-2023 (does not include semester August-23-January-24)

BAJO B NIVEL B – PAULA JANE & STEPHEN HALL.....6.600,00 €

LIST OF EXPENSES AUGUST-2022/JULY-2023

SUNDRY AND REPAIRS

05/08/2022	ANNUAL PIPE CLEANING AND EMPTYING SEPTIC TANK	393,40 €
05/08/2022	ANNUAL DISINSECTATION	221,28 €
30/08/2022	SKIMMER GATE	9,70 €
15/09/2022	POOL LAWN DISINSECTATION	145,20 €
19/10/2022	SEVERAL EXPENSES PRESIDENT PETTY CASH	546,64 €
04/11/2022	OCCUPATIONAL RISK MANAGEMENT	163,35 €
30/11/2022	POOL PUMP REPAIR	101,58 €
06/12/2022	CHANGE PHOTOCELLS	182,71 €
06/12/2022	TV AMPLIFIER	335,17 €
16/12/2022	DIGITAL CERTIFICATE	40,41 €
14/02/2023	WORKS TERRACES AND FACADES	29.386,50 €
14/03/2023	EXTINGUISHERS REVISION	365,42 €
14/03/2023	EXPENSES PRESIDENT PETTY CASH	500,41 €
05/04/2023	OTHER WORKS FACADES AND TERRACES	10.076,00 €
25/05/2023	EXPENSES PRESIDENT PETTY CASH	488,36 €
09/06/2023	PRUNING AND COLLECTING- PALM TREES	508,20 €
15/06/2023	DATA PROTECTION	72,60 €
TOTAL		43.536,93 €

COMMUNITY INSURANCE

11/07/2023	ANNUAL COMMUNITY INSURANCE	1.863,49 €
TOTAL		1.863,49 €

SABADELL COMMISSIONS

	COMMISSIONS	223,63 €
TOTAL		223,63 €

SEPTIC TANK MAINTENANCE

31/12/2022	SEPTIC RANK MAINTENANCE DECEMBER 2022	88,00 €
31/01/2023	SEPTIC RANK MAINTENANCE JANUARY 2023	88,00 €
28/02/2023	SEPTIC RANK MAINTENANCE FEBRUARY 2023	88,00 €
31/03/2023	SEPTIC RANK MAINTENANCE MARCH 2023	88,00 €
30/04/2023	SEPTIC RANK MAINTENANCE APRIL 2023	88,00 €
31/05/2023	SEPTIC RANK MAINTENANCE MAY 2023	88,00 €
TOTAL		528,00 €

POOL AND CLEANING MAINTENANCE

31/08/2022	MAINTENANCE AUGUST 2022	406,56 €
30/09/2022	MAINTENANCE SEPTEMBER 2022	406,56 €
31/10/2022	MAINTENANCE OCTOBER 2022	406,56 €
30/11/2022	MAINTENANCE NOVEMBER 2022	406,56 €
31/12/2022	MAINTENANCE DECEMBER 2022	406,56 €
31/01/2023	MAINTENANCE JANUARY 2023	406,56 €
28/02/2023	MAINTENANCE FEBRUARY 2023	406,56 €
31/03/2023	MAINTENANCE MARCH 2023	406,56 €
30/04/2023	MAINTENANCE APRIL 2023	406,56 €
31/05/2023	MAINTENANCE MAY 2023	418,66 €
30/06/2023	MAINTENANCE JUNE 2023	418,66 €
31/07/2023	MAINTENANCE JULY 2023	418,66 €
TOTAL		4.915,02 €

LIFTS MAINTENANCE

17/08/2022	LIFT TELEPHONE LINE AUGUST 2022	12,10 €
19/09/2022	LIFT TELEPHONE LINE SEP. 2022	12,10 €
04/10/2022	MAINTENANCE	479,16 €
19/10/2022	LIFT TELEPHONE LINE OCT. 2022	12,10 €
16/11/2022	LIFT TELEPHONE LINE NOVEMBER 2022	12,10 €
16/12/2022	LIFT TELEPHONE LINE DECEMBER 2022	12,10 €
03/01/2023	MAINTENANCE	493,68 €
03/01/2023	LIFT TELEPHONE LINE JANUARY 2023	12,10 €
17/02/2023	LIFT TELEPHONE LINE FEBRUARY 2023	12,10 €
13/03/2023	LIFT TELEPHONE LINE MARCH 2023	12,10 €
04/04/2023	MAINTENANCE	493,68 €
18/04/2023	LIFT TELEPHONE LINE APRIL 2023	12,10 €
16/05/2023	LIFT TELEPHONE LINE MAY 2023	12,10 €
16/06/2023	LIFT TELEPHONE JUNE 2023	12,10 €
04/07/2023	MAINTENANCE	493,68 €
19/07/2023	LIFT TELEPHONE JULY 2023	12,10 €
TOTAL		2.105,40 €

ADMINISTRATION FES

31/08/2022	ADMINISTRATION AUGUST 2022	209,48 €
30/09/2022	ADMINISTRATION SEPTEMBER 2022	209,48 €
31/10/2022	ADMINISTRATION OCTOBER 2022	209,48 €
30/11/2022	ADMINISTRATION NOVEMBER 2022	209,48 €
31/12/2022	ADMINISTRATION DECEMBER 2022	209,48 €
31/01/2023	ADMINISTRATION JANUARY 2023	219,96 €
28/02/2023	ADMINISTRATION FEBRUARY 2023	219,96 €
31/03/2023	ADMINISTRATION MARCH 2023	219,96 €
30/04/2023	ADMINISTRATION APRIL 2023	219,96 €
31/05/2023	ADMINISTRATION MAY 2023	219,96 €
30/06/2023	ADMINISTRATION JUNE 2023	219,96 €
31/07/2023	ADMINISTRATION JULY 2023	219,96 €
TOTAL		2.587,12 €

VAT

31/08/2022	VAT AUGUST 2022	43,99 €
30/09/2022	VAT SEPTEMBER 2022	43,99 €
31/10/2022	VAT OCTOBER 2022	43,99 €
30/11/2022	VAT NOVEMBER 2022	43,99 €
31/12/2022	VAT DECEMBER 2022	43,99 €
31/01/2023	VAT JANUARY 2023	46,19 €
28/02/2023	VAT FEBRUARY 2023	46,19 €
31/03/2023	VAT MARCH 2023	46,19 €
30/04/2023	VAT APRIL 2023	46,19 €
31/05/2023	VAT MAY 2023	46,19 €
30/06/2023	VAT JUNE 2023	46,19 €
31/07/2023	VAT JULY 2023	46,19 €
TOTAL		543,28 €

WATER

24/10/2022	WATER AUG-SEP-OCT-2022	149,65 €
23/01/2023	WATER NOV-DEC-22-JAN-23	110,99 €
24/04/2023	WATER FEB-MAR-APR-2023	112,77 €
25/07/2023	WATER MAY-JUN-JUL-2023	144,79 €
TOTAL		518,20 €

ELECTRICITY

23/08/2022	ELECTRICITY AUGUST 2022	393,39 €
20/09/2022	ELECTRICITY SEPTEMBER 2022	494,31 €
17/10/2022	ELECTRICITY OCTOBER 2022	351,69 €
21/11/2022	ELECTRICITY NOVEMBER 2022	282,60 €
21/12/2021	ELECTRICITY DECEMBER 2022	244,21 €
24/01/2023	ELECTRICITY JANUARY 2023	233,99 €
13/02/2023	ELECTRICITY FEBRUARY 2023	186,96 €
05/04/2023	ELECTRICITY MARCH 2023	374,08 €
19/05/2023	ELECTRICITY APRIL 2023	180,08 €
19/05/2023	ELECTRICITY MAY 2023	155,38 €
19/06/2023	ELECTRICITY JUNE 2023	174,85 €
18/07/2023	ELECTRICITY JULY 2023	192,49 €
TOTAL		3.264,03 €

REGULARIZATIONS

29/11/2022	REGULAR. NON COLLECTABLE PART N° 35	400,00 €
TOTAL		400,00 €

TOTAL EXPENSES AUGUST 2022-JULY 2023

60.485,10 €

ANNUAL BUDGET OF EXPENSES AUGUST-2023/JULY-2024:

POOL & CLEANING MAINTEN.....	5.023,92 €
2 LIFTS + TELEPHONE.....	2.119,92 €
ADMINISTRATION.....	3.193,80 €
COMMUNITY INSURANCE.....	1.900,00 €
BANK COMMISSIONS.....	250,00 €
ELECTRICITY.....	4.000,00 €
WATER.....	1.000,00 €
SUNDRY & REPAIRS.....	7.712,36 €
10% RESERVE FUND.....	2.400,00 €
TOTAL.....	27.600,00 €

FEES AND PERIODS OF PAYMENT:

1° Semester August-2023/January-2024.....345 €

2° Semester February-July-2024.....345 €

SABADELL: ES26 0081 0542 18 00 0131 8632

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

The proposal is to increase the ordinary budget and fees with 15%, in order to adjust the community funds to the inflation level.