

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

In Orihuela Costa, at 10:30 hours on Thursday 21st of September 2023, 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 Tamesis Bar, C/ Del Mar nº 8, 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.- 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.

Attendees:

Name	House
David & Patricia Agnew	Bajo B nivel C (10)
Boseen, Ib Rigelso & Bente	3º B nivel B
TOTAL	2

Represented:

Name	House	Represented by
Ramón Duran Hurtado y Mª Carmen	1º C nivel B	David Agnew (Bajo B nivel C)
Denis Gerard & Veronica Esther Hassett	2º B nivel A	David Agnew (Bajo B nivel C)
Gerard & Alice Heffernan	1º C nivel C	David Agnew (Bajo B nivel C)
Kathleen Haynes	3º C nivel A	David Agnew (Bajo B nivel C)
Martha Flynn	2º A nivel C	David Agnew (Bajo B nivel C)
Flynn, Martha & Brian Patrick	3º A nivel C	David Agnew (Bajo B nivel C)
John & Linsey Clenaghan	3º B nivel C	David Agnew (Bajo B nivel C)
Jose L. Ruiz Arjonilla	3º C nivel C	David Agnew (Bajo B nivel C)
TOTAL	8	

The president opens the session, welcoming and thanking for attendance. The meeting will be held only in English.

1.- 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.

After reading its report, the board goes on to debate several points.

Firstly, related to the issue of cameras, apart from what was expressed by the president, the administrator explains the following: although the images can be rescued, that is to say that not enough time would have passed between the event and the claim to reach at the top of the system memory, the only ones who can use these images are Guardia Civil officers, and only after receiving a complaint. At no time can the president or

any owner view these recordings or contact people who appear in said recordings. It would be a serious violation of the Data Protection Law. The cameras that have been installed, although fake, are very realistic and even have a motion sensor: at night, if they detect movement, they have a small lamp that turns on.

In reference to the repair works already completed in block C, the next step is represented by the painting work: both the interior of the blocks and the exterior (the facade). The facade painting job also includes repairing cracks. The board gives the president powers to study various quotations and send a voting form to the neighbors, when a fixed price is reached. The result of said vote will be binding by agreement at this meeting.

Within the same process, the possible colors to be used in the painting of the facade will be studied. 2 or 3 colors will be used to give greater aesthetic contrast (2 for the façade of the homes, 1 for the elevator towers), but this debate is pending once the work is approved.

Also, it is indicated that the septic tank has 2 new pumps, but they fail from time to time due to a fault in the electrical circuit that causes the automatic to trip from time to time. The company that installed the pumps together with an electrician are in the process of diagnosing said failure in order to proceed with the necessary repair.

The president informs the attendees that he has authorized a quotation to change 2 entrance doors in the community, with an approximate price of 1.800 €. These doors will have a box with a code as an access system, but the best option is still being studied (boxes with mechanical codes are being sought).

On the issue of cleaning the stairwells, the president explains that the company is only sweeping and cleaning manually, without the sweeping machine, and the result is not the most satisfactory. The best results of the maintenance company were a few years ago, when they used an electric floor scrubber but they have lost all the devices and machinery in the damage 3 years ago and have not bought one again. A change in the company in charge of cleaning can be studied, but the monthly price would be much higher than what is being paid now.

2.- PRESENTATION AND APPROVAL, IF THE CASE, OF THE ACCOUNTS FOR THE EXERCISE AUGUST-2022/JULY-2023. APPROVAL OF CERTIFICATES OF DEBT.

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 €

Attendees are reminded that the community's fiscal year is not a natural year, but rather runs from August to July. The Administrator explains that the community ends up with a deficit of 36.000 € in reserves and 31.000 € in the bank. The balance in the bank represents the real amount available, while the reserves represent a theoretical amount, that is, what the community would have at its disposal if all debtors paid their outstanding amounts and if the community had all invoices, contracts and services paid. This deficit does not mean that the community is in the red (the community has very good funds), only that throughout the year work was done that has been paid for from the community account (the repair of block C, approved at the Meeting of the year 2022)

After some questions and the appropriate clarifications, those present unanimously approve the accounts for the 2022-2023 financial year.

Related to debtors, the following table is attached:

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

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

It is in the process of seizure, but not yet registered by the bank in the Land Registry. In these cases it is recommended to be patient. Without a new registered owner, legal action cannot be initiated. The bank, if not now, when selling the property, must pay the corresponding debt. In any case, the door is left open so that, if conditions or information change throughout the year and favor the taking of legal action, a lawsuit can be filed.

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.

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%)

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 €

Actual fees:

1º Semester August-2023/January-2024.....300 €

2º Semester February-July-2024.....300 €

Proposed fees:

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

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

The year 2022 was a particularly difficult year: all services and contracts increased in price (insurance, electricity, water.) inflation reached a historic level of 10.5%. For these reasons, last year an attempt was made to increase fees, but the bank, as the majority owner, blocked it. That is why this year we must propose an even greater increase. The community has funds, but it cannot absorb all the increases in community funds, because they would decrease considerably. The proposal made at this meeting is to increase the fees by 90 € per year (45 € per semester), to adapt the community to the real level of ordinary expenses and basic functioning.

Therefore, after the corresponding debate, the 15% increase in the budget and ordinary fees is put to a vote, and approved by a majority of votes, with only one vote against.

The increase will be applied from February 2024.

Approved fees:

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

1º Semester August-2024/January-2025.....345 €

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).

4.- ELECTION OF OFFICERS.

The current president, Gus Agnew, runs for office, being voted unanimously. However, the president indicates that this year is the last year in which he will run for office. The community was in an extremely difficult position when he began as president and, over the years, he has managed to bring the community to a point of stability, with healthy accounts and important work already carried out, and others planned to be carried out later, throughout this fiscal year. In the future, the president's job will be an easier task and it is time, in 2024, for a new owner to take the lead, with a new project and vision. When the time comes, Gus will offer his full support to ensure an easy transition.

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 2023/2024 as it follows:

PRESIDENT: GUS AGNEW (Nº10)

SECRETARY-ADMINISTRATOR: M^a JESÚS SEVILLA LIZÓN (AGM ADMINISTRADORES).

5.- ANY OTHER BUSINESS.

5.1.- 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, it is indicated that the owner of home number 39, who has placed a dark-colored shed, must relocate said shed further into his terrace, since in the present location, it is very visible from the public road and it greatly affects community aesthetics.

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

A reminder of the community regulations is made:

RULES AND REGULATIONS

Art 1 - These common elements will be used in accordance with the provisions of the regulations and the General Meeting. In the absence of agreement on a specific point, they will be used according to the destination and with the diligence of a good parent and the referral to the rules of current legislation.

Art 2 - House owners and occupants must ensure that peace and quiet is maintained within the urbanization. For this reason, they have to avoid any kind of disturbing noise e.g., loud music or general loud speaking.

Any sound reproducing device such as the use of a radio and television must be adjusted in such a way that its effect does not go beyond the apartment or disturb persons in communal areas.

Art 3 - It is prohibited to park vehicles in parking spaces that are not your property.

Art 4 - All residents must look after the cleanliness and appearance of the urbanization. Consequently, it is forbidden to throw or leave objects, papers or any kind of general waste in community areas or into private properties within the urbanization.

Art 5 - Rubbish must be deposited in the containers provided by the council, outside the community, respecting the hours of collection.

Art 6 - It is FORBIDDEN to use the WC to discard of food remains, intimate hygiene products (compresses, tampons etc.) diapers, wipes or wet wipes etc... These products can damage or block the septic tank system.

Art 7 - House owners are obliged to maintain their properties and keep private installations in good condition so that they do not affect the Community or the rights of any other house owners. They will be responsible for any damage caused by their own negligence or the negligence of any person for who they are responsible.

Art 8 - Each owner/guest is responsible for their children when within the urbanization and in the pool area. They must watch over them and take care of them, exempting the Community from any responsibility for any incident.

Art 9 - It is totally forbidden to organize parties after 12 midnight. Noise levels must be kept to a minimum between the hours of 12 MIDNIGHT and 8 AM.

Art 10 - Pets must be kept according to legal regulations, and kept on a lead inside the residential area and on a public way. Dangerous animals have to wear a muzzle. In addition, the excrement caused by pets must be cleaned and removed.

Art 11 - DO NOT.... feed the feral cats inside the Community.

Art 12 - Ball games and other activities such as riding a bicycle, skateboards etc., which may cause inconvenience to other people or damage to property, are not allowed in community zones.

Art 13 - We remind all house owners that any modification to the exterior of their properties (color, conservatories, glass curtains, sheds, air-con, etc.) must have the permission and the authorization of the community in a general meeting. If not, the President and the Administrator will take the necessary legal actions against the owner.

The installation of awnings is prohibited.

POOL REGULATIONS

OPENING HOURS..... 8 AM TO 10 PM.

Art 1 - By a majority vote, the swimming pool will remain open all year.

Art 2 - Only suitable swimwear should be worn, clothes not intended for this purpose are prohibited. Babies and small children should bathe with a suitable swimsuit to prevent defecation in the pool. It is mandatory to shower before entering the pool. It is forbidden to use shower gel or shampoo in the showers of the pool.

Art 3 - It is strictly forbidden to bring food or drink items to the pool enclosure, plastic bottles with water are allowed..... YOUR rubbish items MUST be taken home once finished at the pool area!

Art 4 - Pets are PROHIBITED in the swimming pool area.

Art 5 - It is forbidden to run in the pool area and to jump into the water disturbing other pool users.

Art 6 - Large inflatables are not allowed in the pool, small inflatables are allowed for children and people who do not know how to swim. Children under 12 must be accompanied at all times by an adult in the pool area.

In case of non-compliance with the regulations, any owner can and must call the attention to those who cause problems.

In the event of a behavior problem with a tenant or owner, or if aggressiveness is reached, it is better to contact the Local Police directly, (mobile patrol phone: 649900304).

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.

At the moment, it is considered that it is not fair to prohibit holiday rentals, nor to vote for an increase in fees for those owners who rent their homes for short periods, since there is no holiday rental problem in this community. In case of problems, from the administration, we have the authority to request from any owner who rents his home on a holiday basis, documentation proving the legality and payment of taxes corresponding to the holiday rental activity. If said documentation is not presented within the requested period, a complaint for illegal rental will be submitted directly to the Tax Agency and/or Tourism.

5.3.- DATE FOR THE NEXT AGM.

The General Meeting for next year will be celebrated on Thursday, 12th of September, 2024.

And with no further issues to discuss, the President closes the meeting being 11:30 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