

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE URBAN
CONSERVATION ENTITY OF CONDADO DE ALHAMA**

ATTENDEES:

NEIL SIMPSON	PRESIDENT URBAN ENTITY, PRESIDENT JARDINES 1 (LVL2) & REP. CONDADO CLUB
ALAN BURGE	PRESIDENT NARANJOS 2, (LVL 2)- Represented by Caroline Jones
ANDY WATKISS	PRESIDENT LA ISLA, (LVL 2)
BOB WHITTY	PRESIDENT JARDINES 2, (LVL 2)
IAN WHYTE	PRESIDENT NARANJOS 1, (LVL 2) (SKYPE)
Attendees without a vote:	
CHARLES WALTON	VICE PRESIDENT JARDINES 1 (LVL 2)
FEDERICO MESA SUAREZ	VICE PRESIDENT JARDINES 2 (LVL 2)
SHIRLEY RIDLEY	VICE PRESIDENT JARDINES 1 (LVL 2)
ANTONIO JOSE CAJA	URBAN PLANNING COUNCILLOR FROM TOWN HALL
MARK AMBRIDGE	VICE PRESIDENT NARANJOS 2, (LVL 2)
JOSÉ ANGEL ESCRIG	PRESIDENT JARDIN 8 (LVL 3) Represented by Gonzalo García-Tapia
JOSE MONTOYA DEL MORAL	URBAN ENTITY LAWYER
ANTONIO CASTRILLO	ADMIBURGOS
ADRIAN ZITTELLI	ADMIBURGOS

The abovementioned gathered in second summons in the meeting room at the Admiburgos office in Condado de Alhama de Murcia at 15:30 hours on 23rd July 2019, duly summoned and under the following

AGENDA

1. *A. Information regarding the status of the administrative judicial proceedings launched by Agrofuits Levante, S.L. against Alhama council, challenging the Entity agreements regarding the settlement of debtor balances, in which the Entity has appeared as a co-defendant.*

- B. Information regarding the administrative appeal brought by the Entity against the decision of Alhama council to unilaterally suspend the enforced proceedings claim for the debt balance of Agrofuits Levante, S.L.*

- C. Agreements to be adopted regarding additional actions by the Entity with regard to the matter referred to in section B.*

2. *Vote and approval, if appropriate, for debtor balances and their settlement on 30th June 2019.*

Approval for enforced claims for debtor balances.

Approval to authorise the President of the Urban Entity to grant powers to attorneys and lawyers if this is required to claim those balances.

3. *Updates from the Council:*

A. New pipe for the supply of irrigation water.

B. Public street lighting.

i. Reconnection of electricity due to theft of cabling.

ii. Energy saving and turning off unnecessary lights.

C. Update on permanent bus service for Condado.

D. Registration for the census on the Al Kasar this summer (Council).

E. Municipal Park.

F. Pharmacy.

4. *Urban Agreement with the Council.*

5. *Future initiatives with the Council (half-price taxis and tourist events).*

6. *Funding from the Council for summer activities.*

7. *STV and the programme of works planned on the outer ring.*

8. *Planning for irrigation water in summer. Update.*

9. *Installation of speed bumps.*

10. *Tree replacement programme.*

11. *Cleaning/Maintenance of unbuilt areas.*

12. *AOB.*

The meeting began, attended by the associate delegates as shown above.

Neil Simpson, President of the Entity, took the floor, greeting all the attendees and the Councillor, indicating that the extraordinary meeting of the Urban Entity had begun. The President asked before the start of the meeting if there were any comments on the minutes from the previous Meeting. Andy Watkiss commented that his name had been omitted from the list attendees of the previous meeting via Skype. This will be corrected. A record was made of the attendance of Andy Watkiss in the Meeting on 4th March 2019.

1. A. Information regarding the status of the administrative judicial proceedings launched by Agrofuits Levante, S.L. against Alhama council, challenging the Entity agreements regarding the settlement of debtor balances, in which the Entity has appeared as a co-defendant.

Mr. Montoya reported that the judicial proceedings initiated by Agrofuits Levante, S.L., challenging the agreements adopted by the Entity regarding the settlement of their debt, were now at the final stage, specifically the one known as “conclusions”, indicating that, up to now, the procedure has gone through quickly, therefore, continuing in the same vein, he hoped that the ruling would be handed down within a reasonably short space of time.

At this specific time, Agrofuits Levante, S.L. has now presented its conclusions brief, the period granted to the Entity to formulate its own brief still being in force. Finally, Mr. Montoya warned that he will formulate his conclusions and present the brief as soon as possible, so that Alhama council, as another co-defendant party, are able to have, with sufficient notice and before the expiry of the deadline for formulating their own conclusions brief, precise knowledge of the reasons and grounds upheld by the Entity in defence of the legality of the agreements.

B. Information regarding the administrative appeal brought by the Entity against the decision of Alhama council to unilaterally suspend the enforced proceedings claim for the debt balance of Agrofuits Levante, S.L.

Mr. Montoya the lawyer reported that, on behalf of the Urban Entity, an administrative appeal had been brought before Alhama de Murcia council against the decision whereby that Corporation rejected the enforced proceedings claim against Agrofuits Levante, S.L. for the debt they have with the Entity. This recent appeal is pending a decision from the Council.

The Administrator reported that in the meeting held yesterday with the Mayor and the Urban Planning Councillor, it was agreed to review the necessary requirements for the enforcement of the debt by the Council. It is planned to organise with the external company charged with managing this for 26th July at the Town Hall, in order to try and streamline the process.

C. Voting item. Agreements to be adopted regarding additional actions by the Entity with regard to the matter referred to in section B.

Submitted to the consideration of those present, it was UNANIMOUSLY decided to ratify the agreement approved in item 10 of the previous meeting on 4th March 2019.

2. Voting item. Vote and approval, if appropriate, for debtor balances and their settlement on 30th June 2019. Approval for enforced claims for debtor balances. Approval to authorise the President of the Urban Entity to grant powers to attorneys and lawyers, if this is required to claim those balances.

The updated list of debtors on 30th June 2019 was presented for the approval and settlement of debtor balances, and is as follows:

701 E.URBANISTICA CONDADO ALHAMA
CTRA. MAZARRON KM 33 URB.CONDADO DE ALHA
ALHAMA DE MURCIA

1
12/07/2019

Informe Saldos Deudores a 30/06/2019

Código	Descripción	Puerta	FP	Deudor
00001	R-1.1 JAR-I COM. PROP. JARDINES I		1	8.085,23
00002	C-1.2 EQ. DEPORTIVOS CONDADO CLUB, S.L.		2	587,73
00003	1.3 JAR-II COM. PROP. JARDINES II		2	12.810,09
00004	R-2.1 AGROFRUITS LEVANTE SL		2	129.355,58
00005	R-2.2 ALHAMA PROPERTY INVESTMENT S.L		2	34.559,98
00006	C-3 AGROFRUITS LEVANTE SL		2	12.711,72
00008	R-5 POLARIS WORLD REAL ESTATE, SL		2	146.999,48
00009	R-6 AGROFRUITS LEVANTE SL		2	108.016,34
00010	R-7 ALHAMA PROPERTY INVESTMENT S.L		2	25.612,88
00011	R-8 ALISEDA, SA		2	2.538,06
00012	R-9 NAR-I COM. PROP. NARANJOS I		2	216.418,43
00015	R-12 NAR-II COM. PROP. NARANJOS II		2	48.567,44
00016	C-13 AGROFRUITS LEVANTE SL		2	27.500,09
00017	R-14.1 SAREB (BMN)		2	5.303,52
00018	R-15 ALISEDA, SA		2	3.230,06
00019	R-16 AGROFRUITS LEVANTE SL		2	15.866,08
00020	R-17 ISLA COM.PROP. LA ISLA DEL CONDADO		2	6.417,90
00021	R-18 ALISEDA, SA		2	68,85
00022	C-27 ALISEDA, SA		2	17,06
00024	C-29 SH.R SAREB, S.A.		2	1.804,37
00025	ST-59 POLARIS WORLD REAL ESTATE, SL		2	7.712,52
00026	ST-60 POLARIS WORLD REAL ESTATE, SL		2	7.712,52
00027	ST-61 POLARIS WORLD REAL ESTATE, SL		2	7.712,52
00028	ST-62 POLARIS WORLD REAL ESTATE, SL		2	7.712,52
00029	ST-66 POLARIS WORLD REAL ESTATE, SL		2	7.712,52
00030	ALKASAR COM.PROP.CENTROCOMERCIAL ALKASAR		2	9.142,20
00031	R-12 SOLARES EDANTRI XXI, S.L.U.		2	14.020,16
00032	R-9 SOLARES GNK DESARROLLOS S.L.		2	472,31
00036	R-14.2 ALISEDA, SA		2	1.144,22

Submitted to the consideration of those present, the complete voting item - the list of debtor owners in the Urban Entity on 30th June 2019, enforced claims for this, and authorisation for the President to grant powers - was UNANIMOUSLY approved.

3. Updates from the Council:

A. New pipe for the supply of irrigation water.

The Councillor reported that an agreement had been reached with the owners of the plots to be developed inside the inner ring, via which in addition to the relevant taxes, they will be charged a special fee which will act as an urban development charge and will enable implementation of the infrastructures required to provide services to all these new properties. The total amount planned for these new infrastructures is 3.4 million €, which includes provision of a drinking water tank for Condado, new green areas, a sanitation network, and principally the pipes required for irrigation water to reach the area independently of the Complex.

B. Public street lighting.

i. Reconnection of electricity due to theft of cabling.

This has now been replaced. The street lighting is now up and running.

ii. Energy saving and turning off unnecessary lights.

The councillor explained that the criteria used by the Council to replace lights in the municipality with LED lights is solely dependent on how long ago the lights were installed and there are districts in the urban area where the Council needs to act before taking action on Condado de Alhama.

C. Update on permanent bus service for Condado.

It was explained that the pilot service between Condado de Alhama and Puerto de Mazarrón, with intermediate stops at Camposol and Country Club urbanisations, is up and running, and will be available to residents during all weekends in July and August. At the same time, the normal bus service between Condado and Alhama is also up and running, although with a reduced timetable. It was been proposed that for next year the Interbus service should be extended so that the route to Puerto de Mazarrón includes Alhama de Murcia in the journey.

D. Registration for the census on the Al Kasar this summer (Council).

The importance was explained of having the greatest possible number of Condado owners registered in their properties, even when it is not their habitual residence. It had been proposed to start a campaign for census registration on the Resort for this summer, but it was not possible for the Council to organise this due to a lack of resources. It was proposed to start an information campaign regarding the necessary requirements and to plan in advance a way of registering residents on the Resort itself.

E. Municipal Park.

The Entity has again complained to the Council that every time it rains heavily, material from the passageways is dragged along by the water and ends up on the street. The Council has been asked to demand that the owner of the adjacent land should construct a permanent solution in order to avoid the run-off of water towards the park. Andy Watkiss commented that the last time it rained, it was the gradient of the paths itself that caused the material to be dragged along; it has been claimed that the paths were not properly compacted. In February, Mr. Caja undertook in writing to replace the material dragged along during the rains last year, but the works have still not been carried out. Mr. Caja stated again that this deficiency is due to lack of maintenance and that despite his undertaking, the Council was not going to take charge of replacing the material. The President replied that the defects presented in the municipal park are not due to deficient maintenance, but to a deficient implementation of the material by the company awarded with the implementation of the works by the Council, it not being the obligation of the Entity to repair what was poorly

implemented from the start of the building process itself. All the parties involved and the technicians from the Council are to hold a meeting in the park as soon as possible in order to agree on a definitive solution to the problem.

F. Pharmacy.

In the meeting with the Mayor it was proposed to revisit the original idea of installing a temporary pharmacy on the car park next to the entrance to the Resort. Both the Council and the Entity support this proposal, which will be sent to the pharmacist in charge of this area in order to assess its viability. The Entity will try to facilitate this proposal, given the high demand for it from residents.

4. Urban Agreement with the Council.

The council has stated that it is studying, with its finance department, the Urban Entity's proposal for a 4-year agreement, that allows a rapprochement of positions between what the Entity needs and what the Council can provide.

The Administrator reminded the Councillor that the plan for landscape conditioning is necessary and essential for the sustainability of the Resort and the Council itself, therefore this measure should be financially supported through an improved urban development of the area, which would have direct repercussions on the image and perception that residents have of their Council.

5. Future initiatives with the Council (half-price taxis and tourist events).

It was requested that communication with the council be improved, given that for example the Community recently found out that there is a council initiative for a half-price taxi service, which the councillor confirmed was published on their website, but this information did not reach Condado residents. It was agreed that each time the Council publishes a measure which is of interest to Condado, we should be informed so that news of it can be published on the Community website, with a link to the council website.

6. Funding from the Council for summer activities.

It was explained that the amounts granted via the agreement should not be used for fiestas. It should preferably be residents' associations who ask for subsidies from the council, via the items provided for this.

7. STV and the programme of works planned on the outer ring.

It was explained that the works will follow their course during the summer; STV have specialist staff dedicated wholly to this work. It is hoped that before the end of August, the first phase of this work will be completed: the remodelling of the landscape between the access roundabout to the

complex and the entrance roundabout to the inner ring. STV are preparing regular reports on the progress of these works, which are available to residents on the Community's website.

8. Planning for irrigation water in summer. Update.

It was explained that the situation with irrigation water is very good this year, due to the timely installation of the irrigation water protocol drawn up last year. With the current level of water reserves, it is hoped to pass the summer without any major setbacks. Residents are reminded to advise Security immediately if they spot any leaks in the irrigation system.

9. Installation of speed bumps.

Together with the Police, we will look at the installation of speed bumps in parking areas on the outer ring, and once these are installed, the same type of speed bump will be used for installation in certain areas on the inner ring as a test, in order to check its effectiveness.

10. Tree replacement programme.

STV, together with the gardening committee, are assessing the most urgent cases, which will be collected together in a report. The councillor confirmed that it was not necessary to have permission from the Council to remove these types of trees from the inner ring, given that this is a private area. In any case, the Committee decided to present a document before the Council in order to notify them of this measure.

11. Cleaning/Maintenance of unbuilt areas.

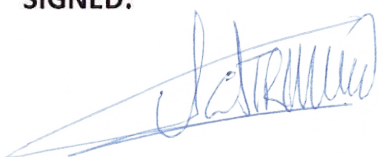
The Councillor was informed that various plots on the inner ring are in a state of abandonment, with the consequent risk of fire and health problems. The Council will be notified so that in these cases, it can require the owners to keep their plots clean.

12. AOB.

There was no other business.

There being no further business, the meeting was adjourned at 18:30 hours, in the place and on date indicated at the beginning of this document, and whose content I bear witness to and sign as Secretary/Administrator, with the approval of the President.

SIGNED:



SECRETARY-ADMINISTRATOR



APPROVAL OF THE PRESIDENT