

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

**ATTENDEES:**

NEIL SIMPSON	PRESIDENT, URBAN ENTITY
ALAN BURGE	PRESIDENT NARANJOS 2, LEVEL 2
FEDERICO MESA	PRESIDENT JARDINES 2, LEVEL 2
ENRIQUE HERRERO	GNK DESARROLLOS
ANTONIO JOSE CAJA	URBAN PLANNING COUNCILLOR, TOWN HALL
ANDY WATKISS	PRESIDENT LA ISLA, LEVEL 2
STEVE SIMMONS	VICE PRESIDENT LA ISLA, LEVEL 2
BOB WHITTY	VICE PRESIDENT JARDINES 2, LEVEL 2
FRANCISCO JAVIER BENITO	VICE PRESIDENT JARDINES 2, LEVEL 2
JOSE MONTOYA DEL MORAL	LAWYER, URBAN ENTITY
ANTONIO CASTRILLO	ADMIBURGOS
ADRIAN ZITTELLI	ADMIBURGOS
Via SKYPE	
GEOFFREY ECCLESTON	PRESIDENT PENTHOUSE 8, LEVEL 3
IAN WHYTE	PRESIDENT NARANJOS 1, LEVEL 2
MARK AMBRIDGE	VICE PRESIDENT NARANJOS 2, LEVEL 2
PETER BEATT	VICE PRESIDENT NARANJOS 1, LEVEL 2
José Angel Escrig (Presid.Jardín 8)	Represented by EUGENIA MATEO

The abovementioned gathered in second summons in the meeting room at the Admiburgos office in Condado de Alhama de Murcia at 16:00 hours on 19th February 2018, under the following:

**AGENDA**

1. ***Voting item.*** – Approval and settlement of accounts for the 2017 financial year.
2. ***Voting item.*** – Debtor balances on 31st December 2017. Liquidation of debtor balances and approval of settlements made. Approval for legal claims for debtor balances. Approval to authorise the President of the General Community to grant powers to attorneys and lawyers, if applicable.
3. **Information.** – Explanation, by the Council, regarding the Regulations for the use of correction coefficients in the calculation of coefficients for the different plots involved in the Urban Entity.
4. **Information.** – Explanation, by the Council, regarding the ownership of the water pipes from the WWTP (Waste Water Treatment Plant).

5. **Voting item.** – Proposal regarding gardening and rubbish collection. Vote to authorise the Management Board to negotiate a modification to the contract with STV under the following terms:
  - 1.- That this new agreement will not include an extension to the duration of the current contract.
  - 2.- That this new agreement will not involve an increase in current costs.
  - 3.- That this new agreement includes the landscape remodelling of the outer ring, enabling reduction in water consumption, in exchange for an acceptable service reduction for the remaining duration of the contract.
6. **Voting item.** – Vote to agree to proceed with a complete external audit of the 2014/2015/2016/2017 (up to June) accounts. Estimated budget €12,000.
7. **Voting item.** – Proposal to ratify the hiring of the lawyer Mr. José Montoya del Moral for permanent legal advice.
8. **Voting item.** – Approval of the expenses budget for the 2018 financial year.
9. **Voting item.** – Election of the Urban Entity Management Board.
10. **Voting item.** – Election of the Secretary/Administrator.
11. **Voting item.** – Approval, if applicable, for the Secretary/Administrator to be able to act as the representative of the Community of Owners when dealing with Public Administration.
12. **Voting item.** – Vote to agree on how to make best use of bank accounts:
  - a) Joint proposal. -
    - Close the BMN Level 1 and Level 2 accounts.
    - Open an account with Cajamar as an operating account.
    - Keep the account with Banco Sabadell as a support account in order to comply with regulations for recovery of balances in the event of bank insolvency.
13. **Voting item.** – Vote to agree on how to optimise payment methods:
  - a) Joint proposal. -
    - Payments to fixed suppliers and budgeted amounts will be made by direct debit.
    - Other payments must be made with the knowledge and written approval of the corresponding President.
    - Funds can be made available, and transfer payments made, by either the Secretary/Administrator or by the President of each Community.
    - Payments above €3,000 will be made by promissory note signed by the Secretary/Administrator and by the corresponding president.
14. **Voting item.** – Location of the market.
15. **Voting item.** – Fenced area for dogs in the new park up to €2,500. These funds will be initially requested from the Council.
16. AOB.

The meeting began with the Presidents and Vice Presidents present and represented as shown at the beginning of this document.

Before starting the meeting, the Secretary-Administrator explained that he had received representation from the Level 3 President Mr. José Angel Escrig, President of Jardín 8, for Mrs. Eugenia Mateo to act in his name. Due to his status as a non-delegate Associate, he has the right to speak but not to vote, in accordance with the current Statutes of the Urban Entity, and Eugenia was therefore welcomed into the meeting.

Mr. Neil Simpson, President of the Entity, took the floor to acknowledge all the owners present and the Councillor, in order to indicate that the Annual Community Meeting had begun, and mentioned that the issues had been discussed and voted on the Level 2 General Meetings.

### 1. Voting item. - Approval and settlement of accounts for the 2017 financial year.

Mr. Antonio Castrillo explained the Urban Entity accounts, indicating that there was a cash flow of €24,903 in the black. The 2017 financial year presented a surplus of €8,067, with a cumulative accounting surplus of €736,967, of which limited liquidity was available, due to the existing debt.

The following Urban Entity accounts were presented:

<b>GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES</b>	<b>PRESUPUESTO / BUDGET</b>	<b>GASTO / EXPENSES</b>	<b>DIFERENCIA / DIFFERENCE</b>
<b>ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / PUBLIC AND PRIVATE GREEN SPACES</b>	<b>487.000 €</b>	<b>482.380 €</b>	<b>4.620 €</b>
JARDINERÍA ANILLO EXTERIOR / EXTERNAL RING GARDENING	298.000 €	306.836 €	-8.836 €
ANILLO INTERIOR - VIALES JARDINERIA / INTERNAL ROADS GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/ IRRIGATION WATER CONSUMPTION	129.000 €	124.434 €	4.566 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	60.000 €	51.109 €	8.891 €
TRATAMIENTO ANUAL D.D.D / ANNUAL PEST CONTROL	0 €	0 €	0 €
<b>SISTEMA VIARIO Y ACERAS / ROADS AND PAVEMENTS</b>	<b>432.000 €</b>	<b>424.191 €</b>	<b>7.809 €</b>
REPARACIONES PAVIMENTO Y ACERAS / PAVEMENTS REPAIRS	14.000 €	565 €	13.435 €
LIMPIEZA VIARIA ANILLO INTERIOR Y EXTERIOR / INNER AND EXTERNAL ROADS CLEANING	418.000 €	423.626 €	-5.626 €
<b>ALUMBRADO PUBLICO / PUBLIC STREET LIGHTS</b>	<b>93.500 €</b>	<b>103.237 €</b>	<b>-9.737 €</b>
REPARACION DE FAROLAS Y REP. ELECTRICAS / STREET LIGHTS AND ELECTRIC REPAIRS	8.500 €	8.705 €	-205 €
CONSUMO ELECTRICO VIALES / ELECTRICITY CONSUMPTION	85.000 €	94.532 €	-9.532 €
<b>REDES DE SANEAMIENTO ANILLO INTERIOR / INTERNAL RING DRAINAGE SYSTEM</b>	<b>25.000 €</b>	<b>4.953 €</b>	<b>20.047 €</b>
REPARACIONES RED ALCANTARILLADO / DRAINAGE REPAIRS	25.000 €	4.953 €	20.047 €
<b>RED DE RIEGO / IRRIGATION SYSTEM</b>	<b>16.000 €</b>	<b>28.840 €</b>	<b>-12.840 €</b>
REPOSICION DE PIEZAS Y REPARACIONES / SPARE PARTS	13.000 €	23.306 €	-10.306 €
MANTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	3.000 €	5.534 €	-2.534 €
<b>BALSAS DE PLUVIALES / STORM WATER POOLS</b>	<b>5.549 €</b>	<b>5.507 €</b>	<b>42 €</b>
MANTENIMIENTO BALSA PLUVIALES / MAINTENANCE	5.549 €	5.507 €	42 €
<b>RECOGIDA DE BASURAS / WASTE COLLECTION</b>	<b>133.200 €</b>	<b>138.388 €</b>	<b>-5.188 €</b>
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION	133.200 €	138.388 €	-5.188 €
<b>MECANISMO ELEVACION CONTENEDORES / WASTE CONTAINERS RAISING MECHANISM</b>	<b>600 €</b>	<b>0 €</b>	<b>600 €</b>
MANTENIMIENTO CONTENEDORES SOTERRADOS / MECHANISM MAINTENANCE	600 €	0 €	600 €
<b>GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES</b>	<b>4.100 €</b>	<b>3.152 €</b>	<b>948 €</b>
ADMINISTRACION / ADMINISTRATION	0 €	0 €	0 €
AUDITORIA / AUDIT	1.500 €	0 €	1.500 €
VARIOS / SUNDRY	1.000 €	362 €	638 €
POLIZA RC / INSURANCE	1.200 €	1.314 €	-114 €
GASTOS BANCARIOS / BANK COSTS	400 €	1.477 €	-1.077 €
<b>TRANSPORTE PUBLICO Y ACT. DE VERANO / PUBLIC TRANSPORT AND SUMMER ACTIVITIES</b>	<b>0 €</b>	<b>9.735 €</b>	<b>-9.735 €</b>
TRANSPORTE PUBLICO Y ACT. DE VERANO / PUBLIC TRANSPORT AND SUMMER ACTIVITIES	0 €	9.735 €	-9.735 €
<b>FONDO RESERVA / RESERVE FUND</b>	<b>119.695 €</b>	<b>119.695 €</b>	<b>0 €</b>
10% FONDO DE RESERVA / 10% RESERVE FUND	119.695 €	119.695 €	0 €
<b>PRESUPUESTO TOTAL ENTIDAD URBANISTICA / TOTAL BUDGET URBAN ENTITY</b>	<b>1.316.644 €</b>	<b>1.320.077 €</b>	<b>-3.433 €</b>
<b>TOTAL GASTOS ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY</b>		<b>1.320.077 €</b>	

**RESUMEN / SUMMARY**

FONDO RESERVAS E.U.C. CONDADO ALHAMA / RESERVE FUND UE	728.900 €
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.316.645 €
INGRESOS EXTRAORDINARIOS / EXTRAORDINARY INCOME	11.500 €
TOTAL GASTOS / TOTAL EXPENSES	-1.320.077 €
<b>SALDO ACREEDOR - CREDIT BALANCE</b>	<b>736.967 €</b>

**JUSTIFICACIÓN DE SALDO / BALANCE RECONCILIATION**

BANCO DE SABADELL Cta. 000189	544.979 €
BANCO MARE NOSTRUM Cta. 200700	5.878 €
PROPIETARIOS / OWNERS	663.382 €
FACTURAS PENDIENTES DE APROBACIÓN / INVOICES PENDING OF APPROVAL	48.683 €
SAREB (SOC.GES.ACT.PRO.REES.BAN.,SA	-13.547 €
STV GESTION, S.L	-464.077 €
SECURITAS SEGURIDAD ESPAÑA, S.A.	310 €
MONTAJES ELECTRICOS LLAMAS, S.L.	200 €
Mª PILAR GARCIA GARCIA	-5 €
ENERCOOP-LA UNION ELECTRO INDUSTRIA	-31 €
CONDADO DE ALHAMA NIVEL 1	161 €
S.I.CASTMAR ADMIBURGOS, S.L.	-142 €
REGISTRO DE LA PROPIEDAD (IGNACIO )	-140 €
OBRAS PUBLICAS Y MUROS, S.L.U. (OPM	-48.683 €
<b>JUSTIFICACION SALDO ACREEDOR - CREDIT BALANCE RECONCILIATION</b>	<b>736.967 €</b>

**Submitted to the consideration of those present, the expenditures and incomes for the Urban Entity corresponding to the 2017 financial year (from 01-01-2017 to 31-12-2017) were approved UNANIMOUSLY, with 1 abstention.**

**2. Voting item. – Debtor balances on 31st December 2017. Liquidation of debtor balances and approval of settlements made. Approval for legal claims for debtor balances. Approval to authorise the President of the General Community to grant powers to attorneys and lawyers, if applicable.**

The updated list of debtors in the Urban Entity as of 31st December 2017 was presented for the approval and settlement of balances, and is as follows:

<b>PROPIETARIOS / OWNERS</b>	
R-1.1 JAR-I COM. PROP. JARDINES	0 €
C-1.2 PISTAS DEPORTIVAS. CONDADO CLUB **	1.798 €
1.3 JAR-II COM. PROP. JARDINES	0 €
R-2.1 AGROFRUITS LEVANTE SL	55.642 €
R-2.2 ALISEDA, SA	0 €
C-3 AGROFRUITS LEVANTE SL	6.495 €
R-4 SAREB (BANKIA)	0 €
R-5 POLARIS WORLD REAL ESTATE,	117.484 €
R-6 AGROFRUITS LEVANTE SL	44.355 €
R-7 ALISEDA, SA	0 €
R-8 ALISEDA, SA	2.674 €
R-9 NAR-I COM. PROP. NARANJOS	165.259 €
9BIS GNK DESARROLLOS S.L.	0 €
C-11.2 GNK DESARROLLOS S.L.	0 €
R-12 NAR-II COM. PROP. NARANJO	184.209 €
C-13 AGROFRUITS LEVANTE SL	15.104 €
R-14.1 SAREB (BMN)	13.503 €
R-15 ALISEDA, SA	3.402 €
R-16 AGROFRUITS LEVANTE SL	6.513 €
R-17 ISLA COM.PROP. LA ISLA DE	0 €
R-18 ALISEDA, SA	72 €
C-27 ALISEDA, SA	17 €
EP-28 GNK DESARROLLOS S.L.	0 €
C-29 SH.R SAREB, S.A.	4.188 €
ST-59 POLARIS WORLD REAL ESTAT	6.163 €
ST-60 POLARIS WORLD REAL ESTAT	6.163 €
ST-61 POLARIS WORLD REAL ESTAT	6.163 €
ST-62 POLARIS WORLD REAL ESTAT	6.163 €
ST-66 POLARIS WORLD REAL ESTAT	6.163 €
ALKASAR COM.PROP.CENTROCOMERCI	4.885 €
R-12 SOLARES EDANTRI XXI, S.L.	5.763 €
R-9 SOLARES GNK DESARROLLOS S.	0 €
R-14.2 ALISEDA, SA	1.205 €
<b>TOTAL</b>	<b>663.382 €</b>

*\*\*NO TIENE DEUDA A FECHA DE HOY / NOT CURRENTLY IN DEBT*

**Submitted to the consideration of those present, the complete voting item 2, the list of debtor owners in the Urban Entity on 31st December 2017, legal claims for these, and authorisation for the President to grant powers, was approved UNANIMOUSLY.**

**3. Information. – Explanation, by the Council, regarding the Regulations for the use of correction coefficients in the calculation of coefficients for the different plots involved in the Urban Entity.**

Mr. Antonio Castrillo explained that this item was included as a result of questions which had arisen over coefficients, and so that the Council could supply us with all the available information regarding this. The Council, through the Urban Planning councillor Mr. Antonio José Caja, has actively cooperated regarding this matter, supplying all the documentation required.

Mr. Montoya explained that, among the documentation provided, was Ruling no. 312/2014 from Administrative Court Number 3 of Murcia dated 18th December 2014, delivered in proceedings brought by the Community of Owners of Condado de Alhama against the agreement adopted by Alhama Council, approving the Statutes of the Urban Conservation Entity of Condado de Alhama, of whose contents the members of the table were unaware, despite the fact that it significantly affects their legal interests.

Regarding the coefficients, it was simply explained that the Ruling confirms what is set out in the Statutes, and that it also notably influences the issues mentioned in the following points on the agenda.

#### **4. Information. – Explanation, by the Council, regarding the ownership of the water pipes from the WWTP (Waste Water Treatment Plant).**

Mr. Adrián Zittelli explained that, according to what was agreed in the last Entity Meeting, the Council was duly requested to provide copies of the acceptance minutes for the rainwater ponds in order to clarify the ownership of the pipes connecting them to the lake on La Isla for the use of water for irrigation of public areas in the entity. The Council, through councillor Mr. Antonio José Caja, has supplied us with the minutes from 2nd June 2008 and 22nd February 2013, where it specifies that the use and the right of passage to the rainwater ponds, with their connections, and connection to the WWTP, was accepted by the Council.

Mr. Enrique Herrero, who in the previous meeting had indicated that the ownership of the pipes connecting the ponds belonged to SAREB, clarified that the connections between the ponds and the WWTP are in municipal ownership, but the connections between the WWTP and the lake on La Isla and between the ponds and the lake on La Isla are owned by SAREB.

Mr. Montoya pointed out to the Council representative the huge irregularity, in his opinion, that the Urban Entity does not have an independent connection for the supply of an essential service such as the supply of irrigation water, which should have been guaranteed by the Council in the acceptance minutes for the urbanisation works, not allowing it to continue under private ownership.

Mr. Montoya continued, saying that it was particularly notable that in the Ruling (Third Grounds of Appeal) it turned out that Alhama Council itself, when the legal issue arose of the existence of two Sectors in the Partial Plan (Condado de Alhama and Condado de Alhama II), in its reply to the appeal lodged, literally declared that the proposed action for the Partial Plan would be developed in a single stage, the sector constituting a single unit of action, so that all the proposed actions constitute a single project with a single Programme of Action which defines the implementation periods, and a single reparcelisation project, as well as a single urbanisation project for the implementation of infrastructures which will be provided for this; all this without prejudice to the implementation of the urbanisation works in different phases, given the magnitude of the works.

In the opinion of the Lawyer, these considerations from Alhama Council itself are of special importance if they are linked to the just claim of the Urban Entity relating to the quite unsustainable situation which has been going on in relation to the network for the supply of irrigation water, as the urbanisation, due to municipal errors, lacks its own network for the supply of irrigation water for green areas, which represents a monumental irregularity, being an essential provision which, having been materially implemented, continues to be in private ownership, having been handed over by the developer to SAREB, who, in order to allow its use, requires the payment of a considerable sum.

If the Partial Plan and the Urbanisation Project are taken into account as they have been drawn up, in the exact terms recognised by the Council itself in the abovementioned legal process, such significant shortcomings by this Council in the procedure for the subsidiary implementation of the urbanisation works under the guarantees provided by the developer, which are currently ongoing, must be resolved, without the existence of two Sectors in the Partial Plan being sustained, under any circumstances, for these purposes and in relation to the scope of the guarantees being implemented.

Following this explanation, **it was UNANIMOUSLY agreed to send a letter to Alhama Council to request that, in the subsidiary implementation procedure currently being carried out under the guarantees, priority be given to what is an essential provision to the detriment of other infrastructures which are merely recreational or ornamental, and that it should meet the legal requirement to provide the urbanisation with its own network for the supply of water for irrigating green areas.**

**5. Voting item. – Proposal regarding gardening and rubbish collection. Vote to authorise the Management Board to negotiate a modification to the contract with STV under the following terms:**

- 1.- That this new agreement will not include an extension to the duration of the current contract.**
- 2.- That this new agreement will involve an increase in current costs.**
- 3.- That this new agreement includes the landscape remodelling of the outer ring, enabling reduction in water consumption, in exchange for an acceptable service reduction for the remaining duration of the contract.**

At this point, Mr. Montoya stated that the abovementioned Ruling includes a decision that is particularly important for the Urban Entity, as it declares that the service for collecting waste and transferring and depositing it at the plant, which is being managed and paid for by the Entity, is a municipal service which should be provided by the Council. This last point is of great significance, given that this service has continued up to now to be contracted privately by the Urban Entity with the company STV, it being paradoxical that, without being aware of this court ruling, delivered in December 2014, in the meeting held by this Entity on 12th March 2015, with the Council representative being present, it was agreed to extend the term of the contract with STV until 2024.

In view of the above, **it was UNANIMOUSLY agreed to request the representative of the Council present at the Meeting that, as soon as he had enough information, he should clarify the situation and the significance resulting from the content and scope of the abovementioned court ruling on the service for the collection of waste and transferring and depositing it at the plant.**

It was explained that this item was included in the agenda before being aware of all the aforementioned information regarding the content of the Ruling.

Notwithstanding what may be appropriate, once the explanation requested has been provided by the Council, **it was agreed UNANIMOUSLY to empower the Management Board to negotiate the current contracts for gardening and rubbish collection with STV, meeting the 3 specified prerequisites.**

**6. Voting item. – Vote to agree to proceed with a complete external audit of the 2014/2015/2016/2017 (up to June) accounts. Estimated budget €12,000.**

**The proposal was unanimously approved.**

**7. Voting item. - Proposal to ratify the hiring of the lawyer Mr. José Montoya del Moral for permanent legal advice.**

**The proposal was unanimously approved, with 1 abstention.**

Mr. Montoya thanked those present for the confidence placed in him.

**8. Voting item. – Approval of the expenses budget for the 2018 financial year.**

The budget sent with the summons was discussed. It was clarified that, at the time of sending the summons for the level 2 meetings, certain expenses for the inner complex were excluded from owners of plots on the outer ring, as a result of a complaint from one of the new owners, who requested in writing that this be done, given that he did not have access to these services.

However, in view of the content of the Statutes and the decision on this point in the Ruling referred to in previous items, the request for the exclusion of certain expenses, requested by the new owner, was dismissed, referring to the conclusions of the Court on this point, confirming that, in terms of its enforceability and scope, the obligation to pay, incumbent on owners of plots in the Partial Plan, is solely and exclusively dependent on the assigned fee, by the mere fact of their membership of and inclusion in the scope of the Plan, regardless of whether or not they can use the urban infrastructures and provisions.

It was therefore agreed to keep the charge for expenses for these exterior plots, in the same way as for the rest.



The final budget and fees to be paid by all members of the Urban Entity are attached to these minutes, based on this decision.

It was also agreed to reply to this owner's letter with the same line of argument.

**The abovementioned modification having been made, the expenses budget for the 2018 financial year was approved UNANIMOUSLY, and is as follows:**

In order to meet the estimated expenses for the **2018 financial year**, it was also agreed by this General Meeting:

1.- For the first quarter of 2018, from January to March, calculated on the basis of the 2017 budget, it was agreed to adjust the payment with the resulting new fee in the second quarter of the year.

The payment of these quarterly fees can be made by each owner in the Urban Entity, either by direct debit, or by transfer into the Community's current account at CAJAMAR-CAJA RURAL bank, clearly indicating the name of the owner, his property number and the Phase to which he belongs. The bank details for the Community's current account are as follows:

**SABADELL**

**IBAN: ES84 0081 0626 9200 0189 3799**

**B.I.C.: BSAB ESBB**

**ENTIDAD URBANISTICA CONDADO DE ALHAMA**

The quarterly amount to be paid for each of the plots in the 2018 financial year should be taken in the first month of each quarter, in other words, January, April, July and October, the amounts for which are as follows:

<b>PARCELA-PROPIETARIO / PLOT-OWNER</b>	<b>CUOTA TRIMESTRAL / QUARTERLY FEE</b>
R-1.1 JAR-I COM. PROP. JARDINES I	39.693,37 €
C-1.2 PISTAS CLOVER CONDADO, S.L	570,27 €
1.3 JAR-II COM. PROP. JARDINES I	62.820,69 €
R-2.1 AGROFRUITS LEVANTE SL	12.223,23 €
R-2.2 ALISEDA, SA	11.596,56 €
C-3 AGROFRUITS LEVANTE SL	1.030,88 €
R-4 SAREB (BANKIA)	4.073,37 €
R-5 POLARIS WORLD REAL ESTATE, S	4.894,31 €
R-6 AGROFRUITS LEVANTE SL	10.556,28 €
R-7 ALISEDA, SA	8.594,80 €
R-8 ALISEDA, SA	3.816,43 €
R-9 NAR-I COM. PROP. NARANJOS I	39.724,71 €
9BIS GNK DESARROLLOS S.L.	1.137,41 €
C-11.2 GNK DESARROLLOS S.L.	448,07 €

PARCELA-PROPIETARIO / PLOT-OWNER	CUOTA TRIMESTRAL / QUARTERLY FEE
R-12 NAR-II COM. PROP. NARANJOS	57.008,31 €
C13SABADELL REAL ESTATE DEVELOPM	2.055,48 €
R-14.1 SAREB (BMN)	2.679,02 €
R-15 ALISEDA, SA	4.856,71 €
R-16 AGROFRUITS LEVANTE SL	1.551,01 €
R-17 ISLA COM.PROP. LA ISLA DEL	31.527,84 €
R-18 ALISEDA, SA	103,40 €
C-27 ALISEDA, SA	25,07 €
EP-28 GNK DESARROLLOS S.L.	1.713,95 €
C-29 SH.R SAREB, S.A.	911,81 €
ST-59 POLARIS WORLD REAL ESTATE,	256,94 €
ST-60 POLARIS WORLD REAL ESTATE,	256,94 €
ST-61 POLARIS WORLD REAL ESTATE,	256,94 €
ST-62 POLARIS WORLD REAL ESTATE,	256,94 €
ST-66 POLARIS WORLD REAL ESTATE,	256,94 €
ALKASAR COM.PROP.CENTROCOMERCIAL	4.649,90 €
R-12 SOLARES EDANTRI XXI, S.L.U.	1.369,28 €
R-9 SOLARES GNK DESARROLLOS S.L.	698,74 €
R-14.2 ALISEDA, SA	1.720,21 €

#### **9. Voting item. – Election of the Urban Entity Management Board.**

On this, candidates were requested for the post of President of the Urban Entity. Mr. Neil Simpson was proposed as candidate.

**The election of Mr. Neil Simpson as President of the Urban Entity was unanimously approved.**

Mr. Neil Simpson mentioned that up to now, the Entity had functioned with a Vice President and advised that this should continue in the same way. He proposed Mr. Federico Mesa for the post, which was seconded by Mr. Alan Burge.

**The election of Mr. Federico Mesa as Vice President of the Urban Entity was unanimously approved.**

#### **10. Voting item. – Election of the Secretary/Administrator.**

Mr. Neil Simpson explained that even though the Statutes state that the Secretary/Administrator of the Urban Entity must be the same as the one elected in the General Community, this item was included in the agenda in order to ratify the decision made by owners in the Level 2 Meetings.

**The election of the company S.I.C. ADMIBURGOS, S.L. as Secretary/Administrator of the Urban Entity, represented in this meeting by Mr. Antonio Castrillo, Mr. Juan Francisco López and Mr. Adrián Zittelli, as well as Mr. Óscar Castrillo and Mr. Félix Irazusta, as representatives of S.I.C. ADMIBURGOS, S.L. and Registered Property Administrators, was therefore UNANIMOUSLY approved, with 1 abstention.**

**11. Voting item. – Approval, if applicable, for the Secretary/Administrator to be able to act as the representative of the Community of Owners when dealing with Public Administration.**

**This was UNANIMOUSLY approved.**

Mr. Alan Burge asked Admiburgos to copy Mr. Neil Simpson and himself into all communications with the Council.

**12. Voting item. - Vote to agree on how to make best use of bank accounts:**

a) **Joint proposal. -**

**Close the BMN Level 1 and Level 2 accounts.**

**Open an account with Cajamar as an operating account.**

**Keep the account with Banco Sabadell as a support account in order to comply with regulations for recovery of balances in the event of bank insolvency.**

**The proposal was UNANIMOUSLY approved.**

To facilitate procedures and as a result of this agreement, Mr. Antonio Luis Castrillo has been empowered to be able to go ahead with the following procedures in the name and on behalf of the Community:

Go ahead with closing the Urban Entity Community account with tax code H-V73758666, with account number ES09 0487 0218 2220 0700 1856 at Banco Mare Nostrum bank, and to use the existing balance in the account at the time of closure to transfer this to another of the Community bank accounts.

**13. Voting item. – Vote to agree on how to optimise payment methods:**

**Joint proposal. -**

**Payments to fixed suppliers and budgeted amounts will be made by direct debit.**

**Other payments must be made with the knowledge and written approval of the corresponding President.**

**Funds can be made available, and transfer payments made, by either the Secretary/Administrator or by the President of each Community.**

**Payments above €3,000 will be made by promissory note signed by the Secretary/Administrator and by the corresponding president.**

**The proposal was unanimously approved.**

As a result of this agreement, Mr. Antonio Luis Castrillo has been empowered to be able to go ahead with the following procedures in the name and on behalf of the Community:

1.- Change the availability of Community bank account funds, for BMN, Sabadell, and Cajamar, to the signature of either the Secretary/Administrator S.I.C. ADMIBURGOS S.L. or the President of the Community.

2.- Clarify, for banking purposes, that the signature rule is interchangeable, despite the internal operating standards of the Community for the payment of cheques for extraordinary amounts greater than €3000, explained in the fourth section.

**14. Voting item. – Location of the market.**

Mr. Neil Simpson explained that all the level 2 communities have approved the location of the market on the outer ring, and the Council will be notified of this agreement in this meeting.

**This proposal was UNANIMOUSLY approved, with 1 abstention.**

By being located on public land, Mr. Antonio José Caja confirmed that the awarding of the market would be carried out via public tender. It was agreed to contact the councillor for Commerce for him to prepare the specification and submit it for the study of this Board before publishing it.

Mrs. Eugenia Mateo asked the Council representative to look at the possibility of agreeing to waive the fee in the award process due to the high concentration of tourists or degree of tourist interest.

**15. Voting item. – Fenced area for dogs in the new park up to €2,500. These funds will be initially requested from the Council.**

Mr. Neil Simpson explained the majority of level 2 communities had approved the construction of the fence, with the exception of La Isla, which voted against. The President of La Isla, Mr. Andy Watkiss, stated that a large majority of his neighbours had shown themselves to be against this proposal. It was agreed that before implementing this proposal, members of La Isla would be consulted and this will be discussed in more details with technicians from the Council.

**The proposal was approved by simple majority, with 5 votes for, 1 vote against and the rest abstaining.**

## 16. AOB.

- Park next to La Isla. Mr. Neil Simpson commented that the recent rains had created big quagmires which had left a large part of the park unusable. The Councillor explained that this problem was created by runoff caused by the high compaction of the adjoining land. They had noted this and would look at works to divert the water to the lake via a decanting pit in order not to empty sand into the lake.

Mr. Alan Burge commented that in a meeting held at the Town Hall with the Councillor present, the Secretary and Mr. Neil Simpson were assured that the Council would meet the cost of maintenance for the new park, given that it would generate an income from renting out the kiosk.

The Councillor clarified that there was a significant disparity between possible income from the kiosk and the amounts required to maintain the park, which forms part of the Urban Entity. Mr. Alan Burge then requested that any profits generated by the park should be put back into its maintenance. It was agreed to hold a subsequent meeting to come to an agreement on the workings of the park and its supervision and maintenance.


- Dust on the golf course. Mr. Alan Burge explained that several owners had passed this on to the Urban Entity in order to inform the golf course about the disruption caused by buggy trails in some areas of Naranjos 2.

Mr. Enrique Herrero promised to pass this on to those responsible at the golf course in order to try to resolve this.

- Mr. Andy Watkiss (president of La Isla) mentioned a serious accident suffered by a family member in the Spar area and that none of the premises on the Al Kasar had a first aid kit.
- Mr. Montoya asked the Council for a copy of the ruling delivered at the first level of the legal proceedings currently under way between the Council and the developer from Polaris World group, regarding the discrepancies arising in the administrative proceedings for subsidiary implementation of the urbanisation works under the guarantees.
- Mr. Alan Burge asked the Councillor for an update on the works in progress in the urbanisation, together with a programme via which owners could find out the completion date for each work, in order to include this together with the minutes for this Meeting. This will also be requested by email.
- Mr Antonio Castrillo explained that the dispute over the dams on La Isla continues its course, and that the legal representatives for the builder are continuing to claim for the payment of certain extra costs which were not provided in the quote. Those present were requested to

supply all the available information regarding the contracting of this procedure. Mr. Alan Burge said that he would send all the documentation that he has available.

There being no further business, the meeting was adjourned at 18:40 hours, in the place and on the 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.

A handwritten signature in black ink, appearing to be "Alan Burge", written in a cursive style.

**SIGNED: SECRETARY-ADMINISTRATOR**

A handwritten signature in blue ink, appearing to be "Alan Burge", written in a cursive style.

**APPROVAL OF THE PRESIDENT**