



Alhama de Murcia, January 2018.

Dear Sir/Madam,

According to the provisions of paragraph 2, article 16 of the current Horizontal Property Law, we have the pleasure of summoning you to the Annual General Meeting of the Community of Property Owners of **JARDINES1 CONDADO DE ALHAMA PRIVATE PROPERTY COMPLEX**, located in Alhama de Murcia (Murcia) on **SATURDAY, 10TH FEBRUARY 2018** at 15:00 hours in first summons and 16:00 hours in second summons. The meeting will be held at the Condado Club, under the following:

AGENDA

LEVEL 1 JOINT COMMUNITY ITEMS

President's Report

1. **Voting item.** - Approval and settlement of accounts for the Level 1 Joint Community for the 2017 financial year. The 2017 financial year includes the Community fees for the Showroom and Access Gates components for the last three financial years 2015/2016/2017.
2. Information. - Update on painting and voids programme. Joint planning.
3. Information. - Cleaning service on Penthouses.
4. Information. - Implementation of water-saving measures:
 - a) New water intake pipe from the desalination plant.
 - b) Implementation of the landscape project on the outer ring.
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 remodeling of the outer ring, enabling reduction in water consumption, in exchange for an acceptable service reduction for the remaining duration of the contract.

6. Security Systems

6.1. **Voting item.** - Approval, if applicable, for one of the following options:

- a) Reduce the security services on the rear gate (Alcanara), to reduce costs and improve Security surveillance in the Resort.
- b) Maintain the current arrangements.

6.2. **Voting item.** - If you have voted option A, please vote for one for one of the following options:

- a) Closure of the Alcanara gate for 6 months a year, from November until Easter (current estimated saving €3,550 / month).
- b) Night-time closure of the Alcanara gate, from 11 pm until 7 am all year (current estimated saving €2,520 / month).
- c) A combination of A and B.

6.3. **Voting item.** - Approval, if applicable, of the new security protocol.

6.4. **Voting item.** - Approval, if applicable, of the Resort speed cameras protocol.

6.5. **Voting item.** - Approval for a full-time vigilant on Cañadas gate.

7. Information. - Energy audit, ways of saving money.

8. **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.

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

10. **Voting item.** - Approval of the expenses budget for the 2018 financial year.

The proposed budget includes the Showroom and Access Gates components; telecommunications expenses are applied in equal parts to the number of properties, premises... in each plot, and administrative expenses by the corresponding coefficient.

11. Information. Regulation of internal rules.

LEVEL 2 COMMUNITY ITEMS

President's report

12. **Voting item.** - Approval and settlement of accounts for the 2017 financial year.

13. Debtor balances on 31st December 2017:

13.1. **Voting item.** - Liquidation of debtor balances and approval of settlements made. Approval for the legal claims for debtor balances. Approval to authorise the President of the General Community to grant powers to attorneys and lawyers.

13.2. **Voting item.** - Approval, if applicable, not to allow residents with debts greater than €600 to have access to non-essential Community IT services and automatic access to the Resort.

13.3. **Voting item.** - Approval, if applicable, not to allow properties in debt to access the pool areas.

13.4. **Voting item.** - Approval of the protocol for debt collection.

14. Expenses budget for the 2018 financial year.

14.1. **Voting item.** - Vote to apply monthly community payments.

14.2. **Voting item.** - Vote to include early payment discounts.

14.3. **Voting item.** - Approval of the expenses budget for the 2018 financial year.

OPTION A: Include a voluntary reserve funds of 16,000 €.

OPTION B: Don't include a voluntary reserve funds.

15. **Voting item.** - Approval, if applicable, for limitations on extraordinary expenses by Presidents:

b) Maximum payments of €20,000 for Level 1.

c) Maximum payments of €5,000 for Level 2.

16. **Voting item.** - Upcoming Ordinary meetings. Vote to approve one of the following options:

a) Maintain the Annual Meetings in February, with a joint Level 3 meeting and an owner's information meeting in summer.

b) Annual Meetings in summer.

17. **Voting item.** - Election of the Level 3 Management Board.

18. **Voting item.** - Election of the Level 2 Management Board.

19. **Voting item.** - Election of the Secretary/Administrator.



20. **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.

21. **Voting item.** - Vote to agree on how to make best use of Community 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 Sabadell as a support account in order to comply with regulations for recovery of balances in the event of bank insolvency.

22. **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.

23. **Voting item.** - Disruptions to common features on the Resort.

Report and agreements to be adopted on the modifications detected in various properties (enclosure structures installed on the pergolas in properties J17 and J115) which contravene the Statutes, disrupt the external layout of the complex and undermine the safety of some owners.

The voting options would be:

a) I agree to allow structures such as those installed on properties J17 and J115.

b) I agree to allow these structures provided that they are retractable and supported by the pergolas and not the facade and that they do not cause harm to any neighbouring resident.

c) I do not agree with the structures installed on properties J17 and J115 as they are against the Statutes of the Community and adversely affect other residents. Therefore, in the event that they are not removed within a reasonable period of time, I am in favour of those responsible being taken to court so that they go ahead with their removal, the President being expressly empowered to that effect.

24. **Voting item.** - Sports Activities. Authorisation to perform aquatic gymnastics activities in pools, maximum 1 hour per day.



LEVEL 3 COMMUNITY ITEMS

25. **Voting item.** - Authorisation to carry out activities in the Subcommunity's landscaped areas that promote healthy living, such as gymnastics, pilates, yoga, maximum 1 hour per day.

URBAN ENTITY ITEMS

President's Report.

26. **Voting item.** - Approval and settlement of accounts for the 2017 financial year.

27. Information. - Update on progress with Security. Collaboration with local Police.

28. **Voting item.** - Approval of the expenses budget for the 2018 financial year.

The proposed budget suggests removing expenses which are solely for the inner ring from plots on the outer ring.

29. **Voting item.** - Location of the market.

30. **Voting item.** - Community subsidy for the annual party in the Complex.

30.1. Voting item. - If you vote yes, please choose one of the following options:

- a) €2500
- b) €5000

31. Information. - New park outside La Isla.

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

- 33.- Information. - Community Pharmacy.

34. A.O.B.

We would like to remind you that, in accordance with article 15.2 of the current Horizontal Property Law, any owner who is not up-to-date with the payment of all outstanding debts to the Community at the time of the commencement of the General Meeting will be able to participate in this meeting, but he/she will not have the right to vote in it.

Yours faithfully,

THE PRESIDENT

Mr. NEIL SIMPSON



DEUDORES JARDINES 1 (DEUDAS MAYORES DE 100€) A 31 DE DICIEMBRE DE 2017
DEBTORS JARDINES 1 (DEBTS OVER €100) TO DATE 31 OF DECEMBER OF 2017

CODIGO / CODE	PROPIETARIO / OWNER	SUBCOMUNIDAD / SUB-COMMUNITY	PUERTA / DOOR	DEUDA / DEBT
11	LAWSON, DANNY RICHARD	JARDIN 1	084	6.304,19 €
33	DIXON, EDWARD LEO & LESLEY	JARDIN 1	023	338,58 €
47	WRIGHT, STUART IAN FREDERIC	JARDIN 1	083	360,81 €
67	HUGHES, MARTYN	JARDIN 1	039	10.315,53 €
68	HUGHES, MARTYN	JARDIN 1	040	7.813,65 €
70	GIMENEZ DOMINGO, TIMOTEO	JARDIN 1	043	918,86 €
71	GIMENEZ DOMINGO, TIMOTEO	JARDIN 1	044	637,94 €
85	THOMAS, GARRY & NICHOLL, JAMES	JARDIN 1	059	3.768,25 €
120	SINGH GARCHA, DAVID BAYANT	JARDIN 2	120	424,21 €
122	SIMPSON, PAUL WILLIAM & LYNNE	JARDIN 2	122	2.038,11 €
134	WAKEFIELD, STEVEN JOHN & PAULA	JARDIN 2	163	1.426,92 €
157	SWINTON, PHILIP MARK & SWINTON	JARDIN 2	154	203,52 €
163	ROMERO DELTELL, ADORACION	JARDIN 2	161	506,07 €
174	BOLGER, TIMOTHY	JARDIN 2	173	6.557,22 €
181	MACMAHON, GERALDINE MARGARET	JARDIN 2	180	5.611,95 €
201	COLE, STEPHEN JAMES & COLE, JO	JARDIN 2	201	242,72 €
202	SPENCE, GEOFFREY	JARDIN 2	202	229,85 €
209	SLATER, DAVID ANDREW	JARDIN 3	209	200,26 €
215	ROMERO FERNANDEZ DELGADO, JAVI	JARDIN 3	244	449,94 €
221	CASTRO MONSALVE, ANA	JARDIN 3	213	889,58 €
222	LABRADOR CARMONA, ELENA	JARDIN 3	214	3.479,40 €
241	SALEEM, YASMIN	JARDIN 3	236	8.663,02 €
252	COGHLAN, KEVIN WILLIAM	JARDIN 3	249	569,45 €
257	WITTENS, YVONNE ANTONIA LOUISE	JARDIN 3	254	5.132,34 €
264	INGRAM, JOHN VICTOR	JARDIN 3	261	2.160,77 €
282	PARDO HERAS, PEDRO	JARDIN 3	279	174,15 €
286	GRACIAS MOR, JUAN CARLOS	JARDIN 3	283	1.673,07 €
289	ALGUACIL GARCIA, MARIA DOLORES	JARDIN 3	286	1.779,56 €
293	FABREGAT MAGRIÑA, FRANCISCO	JARDIN 3	291	10.528,52 €
321	VALAND, PARUL RAMANIAL & VARU,	JARDIN 4	377	553,30 €
331	SMITH, RAYMOND JOHN	JARDIN 4	319	538,06 €
333	CLEMENTE MARTINEZ, LINO	JARDIN 4	321	5.345,12 €
342	REILLY, THOMAS PAUL	JARDIN 4	332	3.349,87 €
365	HAMILL, RICHARD	JARDIN 4	356	9.296,10 €
386	IBAÑEZ LOPEZ, LINA MARIA	JARDIN 4	379	5.955,12 €
389	ORTIZ FERNANDEZ, JUAN CARLOS	JARDIN 4	382	239,89 €
405	HURLEY, VINCENT MARTIN & VIRGI	JARDIN 4	398	215,26 €
456	LOPEZ GOMEZ, INMACULADA	JARDIN 5	439	118,68 €
462	WING YEE, WINNIE WONG	JARDIN 5	447	4.413,64 €
464	DAVIS, JOHN MARTIN & REBECCA J	JARDIN 5	449	553,61 €
470	MERINO NOGALES, JORGE JUAN	JARDIN 5	455	724,60 €
485	KEMP, DAVID WILLIAM	JARDIN 5	471	957,15 €
488	THWAITES, RICHARD JOHN	JARDIN 5	474	535,62 €
497	KENT, WARREN	JARDIN 5	483	602,13 €
499	JONTH, FRIDA ELISABETH & PER H	JARDIN 5	485	568,28 €
503	ARCE GARCIA, FERNANDO	JARDIN 5	489	7.351,27 €
507	PLANT, SHERYL & VICTORIA	JARDIN 5	495	308,28 €
521	GUERRERO LUQUE, Mª REMEDIOS	JARDIN 5	509	579,18 €
558	VASANT PARMAR, HETAL	JARDIN 5	550	506,71 €
564	O'CONNOR, RICHARD JAMES	JARDIN 5	558	834,64 €
585	LOBATO BALLESTER, AMALIA	JARDIN 5	581	568,28 €

CODIGO / CODE	PROPIETARIO / OWNER	SUBCOMUNIDAD / SUB-COMMUNITY	PUERTA / DOOR	DEUDA / DEBT
588	SOTO, INOCENTE	JARDIN 5	584	753,00 €
598	DE JUAN GARCIA, RAUL	JARDIN 5	596	1.011,33 €
606	BECK, SAMUEL	JARDIN 5	606	2.452,73 €
4004	POLARIS WORLD REAL ESTATE, S.L	JARDIN 5		2.960,31 €

VOTING GUIDE

Level 2, JARDINES 1

(Level 3, JARDIN 1)

GUIDE to Voting and understanding the Agenda.

This guide is an attempt to make it easier for residents to vote, based on the attached information and reports.

There are many items on the Agenda, so with the information supplied, the aim is that you will have the objective data to enable you to fill in the preceding PDF voting form.

In the event that you have any queries, a meeting will be held the preceding weekend, at 10:00 hours on 3rd February, in order to be able to resolve these. If you are unable to attend, you can raise any questions up to 7th February by sending an email to the Administration.

Finally, and most importantly, you must carry out the voting via the attached autofill PDF and this must be sent together with the proxy form in order to be processed by the Administration before 15:00 hours on 8th February.

The ultimate goal is for the meeting to be as friendly and efficient as possible.

Many thanks for your understanding, and we hope to fulfil your future expectations.

LEVEL 1 JOINT COMMUNITY ITEMS

President's report. Supplementary reports (Page 1-3)

1. **Voting item.** - Approval and settlement of accounts for the Level 1 Joint Community for the 2017 financial year. The 2017 financial year includes the Community fees for the Showroom and Access Gates components for the last three financial years 2015/2016/2017.

You should check the **Financial Report** (page 4), cash flow (page 5), the comparative financial situation (page 6), the summary and balance reconciliation (page 7) and the list of non-current accounts involved (page 8). With this data you must decide whether you are in favour, against, or wish to abstain.

2. *Information.* - Update on painting and voids programme. Joint planning.

Supplementary reports. - Painting (page 4-6) and Voids (page 7-9)

3. *Information.* - Cleaning service on Penthouses.

Information in the AGM.

4. *Information.* - Implementation of water-saving measures:

- a) New water intake pipe from the desalination plant.
- b) Implementation of the landscape project on the outer ring.

Supplementary reports (page 10-11)

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.

This agreement is essential for better management of our natural heritage, for immediate savings in water and for savings in future maintenance.

The information comes from the preceding item and you will have to vote on whether you agree, you do not agree, or you wish to abstain.

6. Security systems.

Supplementary reports (page 12)

The Security committee has studied the possibilities of reducing expenses on the Complex. As well as deciding that the entrance gate to La Isla should only be guarded by auxiliaries, as indicated in the community statutes, it has been decided that all of the options suggested are possible and legally acceptable, therefore residents must decide on the items detailed below.

6.1) **Voting item.** - Approval, if applicable, for one of the following options:

- a) Reduce security services at the rear gate (Alcanara), to reduce costs improve security surveillance in the Resort.
- b) Maintain the current arrangements.

6.2) **Voting item.** - If you have voted for option A, please voted for one of the following options:

- a) Closure of the Alcanara gate for 6 months a year, from November until Easter (current estimated saving €3,550 /month).
- b) Night-time closure of the Alcanara gate, from 11pm until 7am all year (current estimated saving €2,520 /month).
- c) A combination of A and B.

6.3) **Voting item.** - Approval, if applicable, of the new security protocol.

In October a security protocol was put in place with various changes that the Management Board would like to be ratified by owners.

Supplementary reports (page 15)

6.4) **Voting item.** - Approval, if applicable, of the Resort speed camera protocol.

Supplementary reports (page 13-14)

6.5) **Voting item.** - Approval for a full-time vigilant on Cañadas gate.

This is needed due to the proposed changes explained in the reports.

7. **Information.** - Energy audit, ways of saving money.

Supplementary reports (page 16-17)

8. **Voting item.** - Vote to proceed with a complete external audit of the 2014/2015/2016/2017 (up to June) accounts.

Many residents have expressed the need to carry out a complete and full audit of the last 3 years. The estimated cost of this work would be around €12,000. You should vote on whether you deem it appropriate to carry this out, you do not, or you prefer to abstain.

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

There are doubts whether the contracts signed by the Community with its suppliers have been beneficial so far. The aim is to get the best legal advice possible on the new contracts to be signed, as well as having the necessary support when dealing with Public Administrations, and not incurring extra costs for expenses generated by debtor claims.

10. **Voting item.** - Approval of the expenses budget for the 2018 financial year. -

The proposed budget includes the Showroom and Access Gates components; telecommunications expenses are applied in equal parts to the number of properties, premises... in each plot, and administrative expenses by the corresponding coefficient.

You should check the **Financial Report** (page 31), the comparative budget (page 32) and the allocation for this (page 33). With this data you must decide whether you are in favour, against, or wish to abstain.

11. *Information. - Regulation of internal rules.*

Information at the AGM.

LEVEL 2 COMMUNITY ITEMS

President's report.

12. **Voting item.** – *Approval and settlement of accounts for the 2017 financial year.*

You should check the **Financial Report** (page 19), cash flow (page 21), the comparative financial situation (page 22), the summary and balance reconciliation (page 23) and the list of non-current accounts involved (page 24). With this data you must decide whether you are in favour, against, or wish to abstain.

13. *Debtor balances on 31st December 2017:*

- a) **13.1. Voting item.** - 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.

This is a very important item as approval of this item allows us to make immediate claims for the fees approved in the Meeting and recover the amounts owed to the Community. The 3 items will be voted on at the same time as they concern important legal requirements for possible legal claims.

13.2. Voting item. - Approval, if applicable, not to allow residents with debts greater than €600 to have Access to non-essential Community IT services and automatic access to the Resort.

Supplementary reports (page 19)

These two measures are currently being taken against debtors, but they need to be approved in a General Meeting in order to be implemented correctly. The aim is to withhold essential services from debtors.

13.3. Voting item. - Approval, if applicable, not allow properties in debt to access the pool areas.

13.4. Voting item. - Approval, if applicable, for the protocol for debt collection.

Supplementary reports (page 26-40)

14. **Voting item.** - Expenses budget for the 2018 financial year.

14.1 Voting item. - Vote to apply monthly community payments.

Monthly payments being for smaller amounts, this will reduce returns and non-payments and will make control easier.

14.2 Voting item. – Vote to include early payment discounts.

This measure is of vital importance. It will allow those owners who pay correctly and on time to have a discount on the approved fee. In order to benefit from this measure, you will need to be up-to-date with your Community fees, and moreover not contravene the speed limits set inside the Resort. If you pay by direct debit, the payment taken will already have the discount deducted from it. Moreover, this measure facilitates legal claims if necessary.

14.3 Voting item. - Approval of the expenses budget for the 2018 financial year.

You should check the **Financial Report** (page 37), the proposed Level 2 budget (page 38) and the Level 3 budget (page 40). With this data you must decide whether you are in favour, against, or wish to abstain.

15. Voting item. – *Limitations on payments by the Presidents:*

- a) Maximum payments of €20,000 for Level 1.*
- b) Maximum payments of €5,000 for Level 2.*

In this item it is intended that Community Presidents will have maximum amounts for which they can implement improvements which have not been approved by the Annual General Meeting. You will need to vote in favour, against, or abstain.

16. Voting item. – Upcoming Annual Meetings. -

Vote to approve one of the following options:

- OPTION A) Annual Meetings in February, with a joint Level 3 meeting and an owner's information meeting in summer.
- OPTION B) Annual Meetings in summer.

The Management Board has decided to recognise the support it has from residents for holding Annual Meetings in February, including, in summer, 2 meetings, one with all Level 3 Presidents, and another informative Q&A meeting with all residents as was held in August 2017.

The second option is to change the Annual Meetings to the summer months. Supplementary report (page 20).

17. Voting item. – Election of the Level 3 Management Board.

Residents of each Level 3 subcommunity will decide the President who will represent them during this 2018 financial year. You will need to choose your vote from among the candidates presented, which your case is:



JARDIN 1 CANDIDATES

NEIL SIMPSON – CANDIDATE FOR LEVEL 3 PRESIDENT - JARDINES 1 J1

· PROPERTY: J003

My name is Neil Simpson and I reside on Jardines 1.

I would like to represent my garden again this year as your president.

I have lived on Condado for just over 7 years, having originally bought a holiday home with family next door. Before I knew it we were in business and feel proud for having started some of the first businesses on site and helping to promote confidence of others to expand the facilities we now have on site.

i have always had a belief in Condado and know we have one of the best all be it “Polaris” resorts in the area.

We have come through one of the worst property recessions and I believe we are coming out the other end stronger and better for having a strong community on the whole who continue to work to enhance our resort.

My background who most know was as a London Fire Officer and fulfilled this role for 22 years. I am married to Lynn who has supported me with the role as president (she gets grumpy sometimes with missed or late meals) and also gave up her own personal time along with the AVPCA for the fiesta free from community funding for the first time last year with the support of the businesses on site. I believe when working together we can achieve almost anything through hard work and with a strong community this is possible.

I retired about 22 months ago and never dreamed my time would be filled with continuing to help our resort grow. We have spent many years not really understanding the finances of the resort but with painstaking time and meetings I believe we have more transparency now then we have had for years. I have spent many hours at AGM's only to come away frustrated and confused, knowing that what we as owners were never really listened to. I believe with the way we can vote on our new website available to us all, we can finally get a true opinion of what we all want, this is not about one person or one business this is about operating as a community fighting for the best results for us all.

We have had some difficult moments with changing administrators just before the summer season, but after exhausting meetings endless searching of documents and hard to understand contracts that were signed we are beginning to get back on track to help our resort grow from to what I believe will be the best and most financially solid as we can be.

The presidents over the last year have worked hard and tirelessly and I know that we have turned the corner and the only way now is forward.

We cannot harp on the past the past is the past, we have to put that behind us and continue in a positive attitude to move forward. You never get anywhere looking behind you all the time. The way forward is ahead and we are going in that direction.

I would like to continue the job that I have been tasked over the last year to do. For this reason, I would once again like to represent you and hope that I will have your confidence and support in this role.

The admin we have at the moment Admiburgos are different from the previous they are here to work for us they have no other business interest on site, I know some people thought we would be further ahead than we are but it has been a minefield of contracts, data and paperwork received not in a clear precise manner in the hand over that has taken its time to put in order. There have been some difficulties but they have managed to move us forward in a very difficult time when taking over at the start of a summer season, and it has been a busy summer.

We have committee's where residents/owners have stepped up joined committees to spread the work and by using this method we are tapping into years of knowledge and experience by certain people who in these particular fields will help us move forward and improve our resort. All this helps, by working together we can improve all areas of our site.

I have also been Level 1 President of the Urban Entity and with my role as Level 3/Level 2 and Level 1 Urban entity I have had meetings with the council the police and we now have a far clearer working relationship with our own council for the first time. They now know we are a large community contributing to the Alhama Council and we do have rights. We all pay our fees, we are in a strong position, we are moving forward.

Neil

ja1@condadoalhama.com

At this point the meeting will take a 15-minute recess, where the newly-elected Presidents will appoint the level 2 President who will represent them at Level 1 meetings, as well as in Urban Entity meetings.

19. **Voting item.** – Election of the Secretary-Administrator.

You will need to look at the candidate proposed by the Management Board, and the reasons for this choice, in the Report (page 21), and vote on whether you agree, do not agree, or wish to abstain.

20. **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.

Important for representing the Community against Public Administrations.

21. **Voting item.** – Vote to agree on how to make the 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 aim of these three measures is to make the best use of resources and reduce bank costs. There are banks which are more specialised in the development of Communities and this is the reason for the change from BMN to Cajamar.

22. **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.

With these 4 proposals all existing expenses will be endorsed and approved by the Presidents or Boards responsible, but direct payment will be facilitated in such a way that it does not depend on several people. Making current payments by direct debit enables the Community to operate more efficiently by having up to 60 days to return the payment if necessary. This is about using habitual methods in the management of Residential Complexes. You must vote on whether you are in favour, against, or wish to abstain.

23. **Voting item.** - Disruptions to common features on the Resort.

Report and agreements to be adopted on the modifications detected in various properties (enclosure structures installed on the pergolas in properties J17 and J115) which contravene the Statutes, disrupt the external layout of the complex and undermine the safety of some owners.

The voting options would be:

- a) I agree to allow structures such as those installed on properties J17 and J115.*
- b) I agree to allow these structures provided that they are retractable and supported by the pergolas and not the facade and that they do not cause harm to any neighbouring resident.*
- c) I do not agree with the structures installed on properties J17 and J115 as they are against the Statutes of the Community and adversely affect other residents. Therefore, in the event that they are not removed within a reasonable period of time, I am in favour of those responsible being taken to court so that they go ahead with their removal, the President being expressly empowered to that effect.*

The report referring to this item can be found in the file of supplementary reports (page 43-47).

24. **Voting item.** – Sports activities. Authorisation to perform aquatic gymnastics activities in pools, maximum 1 hour per day.

This vote will regularise the problem occurring last year, in such a way that each Level 2 Community will decide on the use of its resources.

LEVEL 3 COMMUNITY ITEMS

25. **Voting items.** – Sports activities. Authorisation to carry out activities in the Subcommunity's landscaped areas that promote healthy living, such gymnastics, pilates, yoga, maximum 1 hour per day.

Same as the previous item.

URBAN ENTITY ITEMS

President's report.

26. **Voting item.** – Approval and settlement of accounts for the 2017 financial year.

You should check the **Financial Report** (page 11), cash flow (page 12-13), the comparative financial situation (page 14), the summary and balance reconciliation (page 15), and the list of non-current accounts involved (page 16). With this data you must decide whether you are in favour, against, or wish to abstain

27. *Information.* - Update on progress with security. Collaboration with local Police.

Information in the Annual Meeting.

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

The proposed budget suggests removing expenses which are solely for the inner ring from plots on the outer ring.

You should check the **Financial Report** (page 33) and the comparative budget (page 34 and 35). With this data you must decide whether you are in favour, against, or wish to abstain.

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

This is about regularising another problem from last summer and you should decide between Option A) locating the market on the inner ring, or Option B) locating the market on the outer ring.

30. **Voting item.** - Community subsidy for the annual party in the Complex.

30.1. **Voting item.** – If you vote yes, please choose one of the following options:

- a) €2500
- b) €5000

The parties held in the Complex are a way of facilitating coexistence and socialising among all members of the resort. Last year (2017) there was no direct cost for the Community, but this makes it difficult to carry out activities which could be of interest to children and adults.

In the first vote you will be asked if you are willing to allocate a budget item for the fiestas, and if you vote yes, you will have to choose between the two following options:

OPTION A: An annual contribution of €2,500.

OPTION B: An annual contribution of €5,000.

31. *Information.* - New park outside La Isla.

Information in the AGM

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

The new park which has just been incorporated into the Urban Entity allows for various uses. The possibility has been raised of fencing off part of it for the use of dogs in the Community.

33.- *Information.* – Community pharmacy.

Supplementary information (page 41).

34.- A.O.B.