

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

ATTENDEES:

NEIL SIMPSON	PRESIDENT URBAN ENTITY, PRESIDENT LEVEL 2 JARDINES 1, REPRESENTATIVE OF THE CONDADO CLUB
ANDY WATKISS	VICE PRESIDENT URBAN ENTITY, PRESIDENT LEVEL 2 LA ISLA

REPRESENTED WITH VOTE (VIA TEAMS):

ALAN BURGE	PRESIDENT LEVEL 2 NARANJOS 2 (PARTLY)
MARK AMBRIDGE	VICE PRESIDENT LEVEL 2 NARANJOS 2
JORGE PEÑA	VICE PRESIDENT LEVEL 2 JARDINES 2
JAN WILLEM BOSCH	PRESIDENT LEVEL 2 MIRADOR DEL CONDADO

REPRESENTED WITH VOTE (VIA PROXY):

IAN WHYTE	PRESIDENT LEVEL 2 NARANJOS 1
BOB WHITTY	PRESIDENT LEVEL 2 JARDINES 2

NON-VOTING ATTENDEES (VIA TEAMS)

ANTONIO JOSE CAJA	URBAN PLANNING COUNCILLOR FROM THE TOWN HALL
JOSE MONTOYA DEL MORAL	URBAN ENTITY LAWYER
ANTONIO CASTRILLO	INMHO ADMIBURGOS
JUAN FRANCISCO LOPEZ	INMHO ADMIBURGOS

The abovementioned gathered in second summons in the meeting room next to the inmho Admiburgos office on Condado de Alhama de Murcia at 12:00 hours on 29th September 2021, under the following

AGENDA

The meeting began with the associated members of the Urban Entity present and represented as shown above.

- 1. Approval, if appropriate, of the collaboration Agreement for 2021, 2022 and 2023 between the Urban Entity and Alhama de Murcia council.**

The collaboration Agreement was presented, as sent to all members of the Urban Entity, proposed for 2021, 2022 and 2023 between the Urban Entity and Alhama de Murcia council.

Neil Simpson indicated that although it could have been even more beneficial for the Entity, some significant achievements have been made with the negotiation of this agreement. It has been

negotiated over a period of three years, with the aim of obtaining the best for Condado. The agreement should be for a higher amount, but if it is not signed, nothing will be obtained.

Jorge Peña stated that as a result of the Jardines 2 Level 3 presidents' meeting, where the agreement had been discussed, they concluded that this agreement had been negotiated without including the Level 3 presidents in the negotiation, nor had their opinion been taken into account; they consider it to be insufficient, although it is a step forward, but these achievements are below other costs that the Entity has to assume.

Antonio Castrillo indicated that it was not workable to include the 49 Level 3 presidents in the negotiation, although they had been kept informed via their respective Level 2 Management Boards. In April or May 2019 the presidents were sent a list of essential items to be included in the agreement, and in July 2019 this was sent to the Council in order to start the negotiation. This is an agreement that has been negotiated over a long period of time; an annual amount of 50,000€ has been obtained, when previously this was 12,000€ a year; the issue of the irrigation pipe has been included, when a couple of years ago the Council maintained that it was not within its remit, in addition to other significant commitments from the Council. No agreement was signed in 2020, and for this reason, the initially proposed subsidy of 45,000€ has been increased to 50,000€ over the three years, in order to compensate for the 12,000€ not received in 2020.

The President asked Mr. Montoya, the Urban Entity lawyer, if he thought that there was any legal reason not to sign the agreement, to which he replied that, from his point of view, he could not see any legal reason not to sign it; he added that the Urban Entity has no further obligations other than those already reflected in its Statutes.

After a short discussion, this was submitted to the vote.

Submitted to the consideration of those present and represented with the right to vote, the signing of the collaboration Agreement for 2021, 2022 and 2023, between the Urban Entity and Alhama de Murcia council, was UNANIMOUSLY approved.

Antonio Caja, the urban planning councillor, indicated that the result of this vote is beneficial for everyone, and that his aim is to continue collaborating with the Urban Entity and with the owners of Condado de Alhama.

Neil Simpson also expressed his thanks for the efforts made during the negotiation of this agreement, and he hoped that the Council would continue to collaborate with the Urban Entity.

2. Response to the proposal from the Urban Planning Councillor regarding Public Information prior to the modification of Condado de Alhama II Partial Plan. Restitution of land to Non-Sectorised Developable Land and incidence in the Special Infrastructure Plan.

Mr. Montoya stated that notification had been received from Alhama de Murcia council, informing of the opening of a file as a result of the request from the owner of one of the plots on Condado de Alhama 2 Partial Plan. What is intended with this request is to restore this land to Non-Sectorised Developable Land (its current classification is as sectorised developable land). Although this does not affect Condado de Alhama 1 Partial Plan, which is the one corresponding to the current Urban Conservation Entity, it could have repercussions on the Special Infrastructure Plan.

It was clarified that this will not affect the current Urban Entity fees, as it corresponds to Condado de Alhama 2 Partial Plan, and the Urban Entity is part of Condado de Alhama 1 Partial Plan.

The Councillor was asked, if the Council authorises the change of land classification, whether, for example, a pig farm or other type could be built on this land, which is something that would negatively affect residents on Condado. The Councillor replied that with the current Land Law, this is practically impossible, as a certain distance has to be respected with regard to different population centres, which makes it practically impossible for this to be carried out on any of the land on Condado de Alhama 2 Partial Plan, although he clarified that they could maybe build a reservoir or a small industrial warehouse.

The Councillor also clarified that in order to access this land, both employees and lorries/tractors are entitled to use the roads on the outer ring in order to get to these plots, since these are public roads and they can be used provided that the traffic regulations are respected.

All the documentation and repercussions that this might have on the Urban Entity of Condado de Alhama will be studied. As a result of that, whatever corresponds will be decided, and the appropriate response will be given.

3. Incident with sewer pipes and storm pipes.

Neil Simpson reported that a cross-contamination problem has been detected between the sewer and storm drain pipes. An investigation will be carried out in order to find out the location and the cause. If it is shown that the problem is the responsibility of the Council, they will be informed so that they care of both the repairs and the cost of the investigation.

The Councillor indicated that he was not aware of this issue, but we should send him the report once it has been produced, and if it is the responsibility of the Council, they will resolve it.

4. AOB (urgent)

- The Councillor stated that as a result of his commitment to the Urban Entity, he organised and attended a meeting with the representative from Alhama First Property Investment and representatives from the Urban Entity, in order to try to reach an agreement for deferred payments.
- Jorge Peña thanked the Councillor and Alhama de Murcia council for their collaboration, especially during the summer period, when it had been possible to see greater police presence on Condado de Alhama, including with the carrying out of controls. He wished to stress the need for this collaboration to be prolonged with measures that can be directly perceived by owners, such as measures to address speeding problems, and enforcing the requirement to keep undeveloped lots clean and fenced, as in the municipality.
Antonio Caja indicated that they are looking at the possibility of carrying out speed control campaigns in Alhama, and that Condado de Alhama would also be taken into account with regard to this. With respect to the cleaning of lots, he requested that we send him the cadastral reference in order to be able to deal with this.
- Antonio Castrillo asked the Councillor for confirmation regarding the pharmacist that will be assigned to Condado, and on the legality of the Urban Entity having been authorised for the installation of the pharmacy, but that it will then be paid for via the Level 1 General Community. The Councillor replied that there are no problems with whoever pays for it; it has been managed this way because it is the quickest way of doing it. Authorisation has been given for four years, and it will then be necessary to request the concession for more time, in order not to delay it any further.
To the question of whether this could be carried out in some other place with direct access from the outer road, the Councillor replied that this is the only way it can be carried out, and anything else would delay it, as it is the Department of Health that authorises this and not the Council.
- Neil Simpson asked the Councillor about the new buildings, and whether they have occupancy licences and all the documents needed in order to be able to contract supplies. The Councillor indicated that in order to obtain these documents, it is necessary to carry out the pending electrification works, and he added that these properties should not be inhabited. He was informed that there are owners currently living in them.

There being no further business, the meeting was adjourned at 13:55 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 blue ink, appearing to be 'J. Strunk', written in a cursive style.

SIGNED: SECRETARY-ADMINISTRATOR

A handwritten signature in blue ink, appearing to be 'N. Brown', written in a cursive style.

APPROVAL OF THE PRESIDENT