

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE URBAN
CONSERVATION ENTITY OF CONDADO DE ALHAMA, WEDNESDAY 23RD
FEBRUARY 2022**

ATTENDEES WITH VOTE:

JARDINES 1	NEIL SIMPSON	PRESIDENT	PRESENT
NARANJOS 1	SVEIN GULBRANDSEN	VICE PRESIDENT	PRESENT
NARANJOS 2	ALAN BURGE	PRESIDENT	PRESENT
MIRADOR	JAN BOSCH	PRESIDENT	PRESENT
CONDADO CLUB	NEIL SIMPSON	REPRESENTATIVE	PRESENT
ALHAMA FIRST PROPERTY	REPRESENTATIVE ALHAMA FIRST PROPERTY		PRESENT

REPRESENTED WITH VOTE:

JARDINES 2	JORGE PEÑA	PRESIDENT	REPRESENTED (TEAMS)
LA ISLA	ANDY WATKISS	PRESIDENT	REPRESENTED (TEAMS)
PLOT R-4	MIGUEL ANGEL DE CACERES	PROXY	REPRESENTED
PLOT R-14.1	MIGUEL ANGEL DE CACERES	PROXY	REPRESENTED
PLOT C-29	MIGUEL ANGEL DE CACERES	PROXY	REPRESENTED

NON-VOTING ATTENDEES:

JARDINES 2	MARK UNDERHILL	VICE PRESIDENT	PRESENT (TEAMS)
INMHO ADMIBURGOS	SERGIO HERCULANO	ADMINISTRATION	PRESENT

INMHO ADMIBURGOS	JUAN FRANCISCO LÓPEZ	ADMINISTRATION	PRESENT (TEAMS)
INMHO ADMIBURGOS	FELIX IRAZUSTA	ADMINISTRATION	PRESENT (TEAMS)
INMHO ADMIBURGOS	ANTONIO CASTRILLO	ADMINISTRATION	PRESENT (TEAMS)
	JOSÉ MONTOYA	ENTITY LAWYER	PRESENT (TEAMS)
ALHAMA DE MURCIA COUNCIL	JOSÉ ANTONIO CAJA	URBAN PLANNING COUNCILLOR	PRESENT (TEAMS)

The abovementioned gathered in second summons in the Inmho Admiburgos office meeting room in Condado de Alhama at 12:00 hours on 23rd February 2022, under the following

AGENDA

1. Voting item. – Approval and settlement, if appropriate, of the accounts for the 2020 financial year.

With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 18th, 19th and 20th February 2022.

The following Urban Entity accounts for the 2020 financial year were presented.

GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES	PRESUPUESTO / BUDGET 20	GASTOS / EXPENSES 20	DIFERENCIA / DIFFERENCE
ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / GREEN AREAS AND PUBLIC AND PRIVATE GREEN SPACES	559.579 €	560.127 €	-548 €
JARDINERIA ANILLO EXTERIOR / GARDENING OUTER RING	401.079 €	401.627 €	-548 €
ANILLO INTERIOR - VIALES JARDINERIA / INNER RING ROAD GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/ IRRIGATION WATER CONSUMPTION	85.500 €	65.869 €	19.631 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	31.000 €	17.694 €	13.306 €
PROVISION AHORRO AGUA RIEGO / PROVISION FOR SAVING ON IRRIGATION WATER	42.000 €	74.937 €	-32.937 €
TRATAMIENTO ANUAL D.D.D./ ANNUAL PEST CONTROL TREATMENT	0 €	0 €	0 €
SISTEMA VIARIO, ACERAS Y ALCANTARILLADO / ROAD SYSTEM, PAVEMENTS AND DRAINAGE	392.622 €	385.709 €	6.912 €
REPARACIONES PAVIMENTO, ACERAS Y OTRAS / PAVING AND PAVEMENT REPAIRS AND OTHERS	8.000 €	587 €	7.413 €
PROVISION REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION FOR PAVEMENT REPAIRS AND OTHERS	0 €	7.413 €	-7.413 €
LIMPIEZA VIARIA ANILLO EXTERIOR / OUTER RING ROAD CLEANING	369.622 €	370.170 €	-549 €
REPARACIONES RED ALCANTARILLADO ANILLO INTERIOR / DRAINAGE NETWORK REPAIRS INNER RING	15.000 €	7.538 €	7.462 €
ALUMBRADO PUBLICO / PUBLIC STREETLIGHTS	108.000 €	102.972 €	5.028 €
REPARACION DE FAROLAS Y REP. ELECTRICAS / REPAIR OF STREETLIGHTS AND ELECTRICAL REPAIRS	5.000 €	2.858 €	2.142 €
CONSUMO ELECTRICO VIALES / ELECTRICITY CONSUMPTION ROADS	103.000 €	100.115 €	2.886 €

RED DE RIEGO / IRRIGATION NETWORK	15.500 €	20.163 €	-4.663 €
REPOSICION DE PIEZAS Y REPARACIONES / REPLACEMENT PARTS AND REPAIRS	8.000 €	10.044 €	-2.044 €
MANTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	7.500 €	10.120 €	-2.620 €
BALSAS DE PLUVIALES / RAINWATER PONDS	10.000 €	7.759 €	2.241 €
MANTENIMIENTO Balsa Pluviales / MAINTENANCE OF RAINWATER PONDS	10.000 €	7.759 €	2.241 €
RECOGIDA DE BASURAS / WASTE COLLECTION	140.000 €	123.122 €	16.878 €
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION (INCL. DUMPING TAX)	140.000 €	123.122 €	16.878 €
MECANISMO ELEVACION CONTENEDORES / CONTAINER LIFTING MECHANISM	600 €	0 €	600 €
MANTENIMIENTO CONTENEDORES SOTERRADOS / MAINTENANCE UNDERGROUND CONTAINERS	600 €	9.113 €	-8.513 €
COMPENSACION CONSORCIO CONTENEDORES SOT. / CONSORTIUM COMPENSATION UNDER. CONTAINERS	0 €	-9.113 €	9.113 €
GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES	67.100 €	68.659 €	-1.559 €
ADMINISTRACION / ADMINISTRATION	40.850 €	40.850 €	0 €
AUDITORIA / AUDIT	5.000 €	3.993 €	1.007 €
ABOGADO Y GASTOS LEGALES / LAWYER AND LEGAL EXPENSES	18.150 €	22.726 €	-4.576 €
VARIOS / SUNDRY	1.000 €	311 €	689 €
POLIZA RC / INSURANCE POLICY	1.350 €	593 €	757 €
GASTOS BANCARIOS / BANK EXPENSES	750 €	185 €	565 €
FONDO RESERVA / RESERVE FUND	5.000 €	26.000 €	-21.000 €
FONDO DE RESERVA / RESERVE FUND	5.000 €	0 €	5.000 €
DOTACION PROVISION DE DUDOSO COBRO / ALLOCATION FOR BAD DEBT PROVISION	0 €	26.000 €	-26.000 €
GASTOS TOTALES ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY	1.298.401 €	1.294.512 €	3.889 €

TOTAL GASTOS ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY 1.294.512 €

INGRESOS / INCOME	1.310.401 €
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.298.401 €
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE CO. COMPENSATION	0 €
INGRESOS EXTRA. (SUBVENCION AYUNTAMIENTO) / EXTRA INCOME (COUNCIL SUBSIDY)	12.000 €

TOTAL INGRESOS ENTIDAD URBANISTICA / TOTAL URBAN ENTITY INCOME 1.310.401 €

INGRESOS - GASTOS / INCOME - EXPENSES	15.889 €	SUPERAVIT - SURPLUS
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RESUMEN / SUMMARY

FONDO RESERVAS E.U.C. CONDADO ALHAMA / UE RESERVE FUND	676.840 €
DEFICIT/SUPERAVIT EJERCICIOS ANTERIORES 17-19 / PREVIOUS YEARS' DEFICIT/SURPLUS 2017-2019	35.227 €
AJUSTES RESERVAS. RECLAMACION CONSORCIO 2019 / RESERVE ADJUSTMENTS CONSORTIUM CLAIM 2019	10.732 €
AJUSTES RESERVAS. PROVISION DUDOSO COBRO AÑOS ANT. / RESERVE ADJUSTMENTS BAD DEBT PROVISION PREV. YEAI	-122.000 €
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.298.401 €
INGRESOS EXTRAORDINARIOS / EXTRAORDINARY INCOME	12.000 €
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE CO. COMPENSATION	0 €
GASTOS TOTALES / TOTAL EXPENSES	-1.294.512 €
PROVISION. AHORRO AGUA RIEGO (CONTRATO STV) / PROVISION FOR SAVING ON IRRIGATION WATER (STV CONTRACT)	117.771 €
PROVISION. REPARACIONES CONSORCIO CONTENEDORES SOTERRADOS / PROVISION FOR CONSORTIUM REPAIRS UNDEF	47.780 €
PROVISION. REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION FOR PAVING AND PAVEMENT REPAIRS AND OTHERS	7.413 €
SALDO ACREEDOR - CREDIT BALANCE	789.652 €

JUSTIFICACIÓN DE SALDO / BALANCE RECONCILIATION

CAJAMAR CAJA RURAL Cta. 272001 / Acc. 272001	86.815 €
CAJA EFECTIVO / CASH BALANCE	-46 €
PROPIETARIOS / OWNERS	933.439 €
PROPIETARIOS. PROVISION DUDOSO COBRO / OWNERS' BAD DEBT PROVISION	-148.000 €
CONDADO DE ALHAMA NIVEL 1	66.655 €
AYUNTAMIENTO ALHAMA DE MURCIA	12.000 €
SAREB (SOC.GES.ACT.PRO.REES.BAN.,SA	-520 €
ABANTE AUDIEST AUDITORES, S.A.P.	-3.993 €
STV GESTION, S.L	-155.761 €
MONTAJES ELECTRICOS LLAMAS, S.L.	-148 €
Mª PILAR GARCIA GARCIA	-5 €
ENERCOOP-LA UNION ELECTRO INDUSTRIA	-31 €
REGISTRO DE LA PROPIEDAD (IGNACIO)	-140 €
HACIENDA PUBLICA, RETENCIONES IRPF	-567 €
LA HITTA (ALQUILER MAQUINARIA)	-46 €
JUSTIFICACION SALDO ACREEDOR - CREDIT BALANCE RECONCILIATION	789.652 €

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved.

2. Voting item. – Approval and settlement, if appropriate, of the accounts for the 2021 financial year.

With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 18th, 19th and 20th February 2022.

The following Urban Entity accounts for the 2021 financial year were presented.

GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES	PRESUPUESTO / BUDGET 21	GASTOS / EXPENSES 21	DIFERENCIA / DIFFERENCE
ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / PUBLIC AND PRIVATE GREEN SPACES	559.579 €	559.579 €	0 €
JARDINERIA ANILLO EXTERIOR / EXTERNAL RING GARDENING	401.079 €	401.627 €	-548 €
ANILLO INTERIOR - VIALES JARDINERIA / INTERNAL ROADS GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/ IRRIGATION WATER CONSUMPTION	85.500 €	41.917 €	43.583 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	31.000 €	27.758 €	3.242 €
PROVISION AHORRO AGUA RIEGO / PROVISION SAVING ON IRRIGATION WATER	42.000 €	88.277 €	-46.277 €
TRATAMIENTO ANUAL D.D.D / ANNUAL PEST CONTROL	0 €	0 €	0 €
SISTEMA VIARIO, ACERAS Y ALCANTARILLADO / ROADS, PAVEMENTS AND DRAINAGE	392.622 €	398.322 €	-5.701 €
REPARACIONES PAVIMENTO, ACERAS Y OTRAS / PAVEMENTS REPAIRS AND OTHERS	8.000 €	4.666 €	3.334 €
PROVISION REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION PAVEMENTS REPAIRS AND OTHERS	0 €	3.334 €	-3.334 €
LIMPIEZA VIARIA ANILLO EXTERIOR / EXTERNAL ROADS CLEANING	369.622 €	370.170 €	-549 €
REPARACIONES RED ALCANTARILLADO ANILLO INTERIOR / DRAINAGE REPAIRS INTERIOR RING	15.000 €	20.152 €	-5.152 €
ALUMBRADO PUBLICO / PUBLIC STREET LIGHTS	108.000 €	97.409 €	10.591 €
REPARACION DE FAROLAS Y REP. ELECTRICAS / STREET LIGHTS AND ELECTRIC REPAIRS	5.000 €	1.061 €	3.939 €
CONSUMO ELECTRICO VIALES / ELECTRICITY CONSUMPTION	103.000 €	96.348 €	6.652 €
RED DE RIEGO / IRRIGATION SYSTEM	15.500 €	19.835 €	-4.335 €
REPOSICION DE PIEZAS Y REPARACIONES / SPARE PARTS	8.000 €	9.294 €	-1.294 €
MANUTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	7.500 €	10.541 €	-3.041 €
BALSAS DE PLUVIALES / STORM WATER POOLS	10.000 €	13.339 €	-3.339 €
MANUTENIMIENTO Balsa Pluviales / MAINTENANCE	10.000 €	13.339 €	-3.339 €
RECOGIDA DE BASURAS / WASTE COLLECTION	140.000 €	123.966 €	16.034 €
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION	140.000 €	123.966 €	16.034 €
MECANISMO ELEVACION CONTENEDORES / WASTE CONTAINERS RAISING MECHANISM	600 €	606 €	-6 €
MANUTENIMIENTO CONTENEDORES SOTERRADOS / MECHANISM MAINTENANCE	600 €	15.981 €	-15.381 €
PROVISION CONTENEDORES SOTERRADOS / UNDERGROUND BINS PROVISION	0 €	-15.375 €	15.375 €
GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES	67.100 €	64.210 €	2.890 €
ADMINISTRACION / ADMINISTRATION	40.850 €	40.850 €	0 €
AUDITORIA / AUDIT	5.000 €	1.331 €	3.669 €
ABOGADO Y GASTOS LEGALES / LAWYER AND LEGAL FEES	18.150 €	20.902 €	-2.752 €
VARIOS / SUNDRY	1.000 €	368 €	632 €
POLIZA RC / INSURANCE	1.350 €	538 €	812 €
GASTOS BANCARIOS / BANK COSTS	750 €	221 €	529 €
FONDO RESERVA / RESERVE FUND	5.000 €	0 €	5.000 €
FONDO DE RESERVA / RESERVE FUND	5.000 €	0 €	5.000 €
DOTACION PROVISION DE DUDOSO COBRO / BAD DEBT PROVISION	0 €	0 €	0 €
GASTOS TOTALES ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY	1.298.401 €	1.277.266 €	21.134 €
TOTAL GASTOS ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY		1.277.266 €	
INGRESOS / INCOME		1.348.401 €	
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE		1.298.401 €	
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE		0 €	
INGRESOS EXTRA. (SUBVENCION AYUNTAMIENTO) / EXTRA. INCOME (TOWN HALL SUBSIDY)		50.000 €	
TOTAL INGRESOS ENTIDAD URBANISTICA / TOTAL URBAN ENTITY INCOME		1.348.401 €	
INGRESOS - GASTOS / INCOME - EXPENSES		71.135 €	SUPERAVIT - SURPLUS

RESUMEN / SUMMARY

FONDO RESERVAS E.U.C. CONDADO ALHAMA / RESERVE FUND UE	600.799 €
DEFICIT/SUPERAVIT EJERCICIO ANTERIOR 20 / PREVIOUS YEAR DEFICIT/SURPLUS 20	15.889 €
AJUSTES RESERVAS / RESERVES ADJUSTMENTS	-9.338 €
AJUSTES RESERVAS. PROVISION DUDOSO COBRO AÑOS ANT. / RESERVES ADJUSTMENTS. BAD DEBT PROVISION PREV. YEARS	
PROVISION. AHORRO AGUA RIEGO (CONTRATO STV) / PROVISION. SAVING ON IRRIGATION WATER (STV CONTRACT)	206.048 €
PROVISION. REPARACIONES CONSORCIO CONTENEDORES SOTERRADOS / PROVISION. CONSORTIUM REPAIRS UNDERGR	32.405 €
PROVISION. REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION. PAVEMENTS REPAIRS AND OTHERS	10.747 €
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.298.401 €
INGRESOS EXTRAORDINARIOS / EXTRAORDINARY INCOME	50.000 €
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE	0 €
GASTOS TOTALES / TOTAL EXPENSES	-1.277.266 €
SALDO ACREEDOR - CREDIT BALANCE	927.685 €

JUSTIFICACIÓN DE SALDO / BALANCE RECONCILIATION

CAJAMAR CAJA RURAL Cta. 272001	97.582 €
CAJA EFECTIVO / CASH BALANCE	-559 €
PROPIETARIOS / OWNERS	1.190.437 €
PROPIETARIOS. PROVISION DUDOSO COBRO / OWNERS. BAD DEBT PROVISION	-148.000 €
AYUNTAMIENTO DE ALHAMA	54.000 €
CONDADO DE ALHAMA NIVEL 1	980 €
Mª PILAR GARCIA GARCIA	-5 €
LA HITA (ALQUILER MAQUINARIA)	-46 €
REGISTRO DE LA PROPIEDAD (IGNACIO)	-140 €
MONTAJES ELECTRICOS LLAMAS, S.L.	-148 €
ELECTRICIDAD&AUTOMATISMOS,SL (INSAL)	-420 €
ABANTE AUDIEST AUDITORES, S.A.P.	-2.662 €
STV GESTION, S.L	-263.335 €
JUSTIFICACION SALDO ACREEDOR - CREDIT BALANCE RECONCILIATION	927.685 €

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved.

3. Voting item. – Approval, if appropriate, of the expenses budget for the 2022 financial year.

With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 18th, 19th and 20th February 2022.

The budget for the 2022 financial year was presented.

GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES	PRESUPUESTO / BUDGET 21	GASTOS / EXPENSES 21	PRESUPUESTO / BUDGET 2022
ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / GREEN AREAS AND PUBLIC AND PRIVATE GREEN	559.579 €	559.579 €	574.709 €
JARDINERIA ANILLO EXTERIOR / GARDENING OUTER RING	401.079 €	401.627 €	421.709 €
ANILLO INTERIOR - VIALES JARDINERIA / INNER RING ROAD GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/ IRRIGATION WATER CONSUMPTION	85.500 €	41.917 €	80.000 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	31.000 €	27.758 €	31.000 €
PROVISION AHORRO AGUA RIEGO / PROVISION FOR SAVING ON IRRIGATION WATER	42.000 €	88.277 €	42.000 €
TRATAMIENTO ANUAL D.D.D / ANNUAL PEST CONTROL TREATMENT	0 €	0 €	0 €
SISTEMA VIARIO, ACERAS Y ALCANTARILLADO / ROAD SYSTEM, PAVEMENTS AND DRAINAGE	392.622 €	398.322 €	411.679 €
REPARACIONES PAVIMENTO, ACERAS Y OTRAS / PAVING AND PAVEMENT REPAIRS AND OTHERS	8.000 €	4.666 €	8.000 €
PROVISION REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION FOR PAVEMENT REPAIRS AND OTHERS	0 €	3.334 €	0 €
LIMPIEZA VIARIA ANILLO EXTERIOR / OUTER RING ROAD CLEANING	369.622 €	370.170 €	388.679 €
REPARACIONES RED ALCANTARILLADO ANILLO INTERIOR / DRAINAGE NETWORK REPAIRS INNER RING	15.000 €	20.152 €	15.000 €
ALUMBRADO PUBLICO / PUBLIC STREETLIGHTS	108.000 €	97.409 €	106.000 €
REPARACION DE FAROLAS Y REP. ELECTRICAS / REPAIR OF STREETLIGHTS AND ELECTRICAL REPAIRS	5.000 €	1.061 €	3.000 €
CONSUMO ELECTRICO VIALES / ELECTRICITY CONSUMPTION ROADS	103.000 €	96.348 €	103.000 €
RED DE RIEGO / IRRIGATION NETWORK	15.500 €	19.835 €	15.500 €
REPOSICION DE PIEZAS Y REPARACIONES / REPLACEMENT PARTS AND REPAIRS	8.000 €	9.294 €	8.000 €
MANTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	7.500 €	10.541 €	7.500 €
BALSAS DE PLUVIALES / RAINWATER PONDS	10.000 €	13.339 €	10.000 €
MANTENIMIENTO Balsa Pluviales / MAINTENANCE OF RAINWATER PONDS	10.000 €	13.339 €	10.000 €
RECOGIDA DE BASURAS / WASTE COLLECTION	140.000 €	123.966 €	130.000 €
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION (INCL. DUMPING TAX)	140.000 €	123.966 €	130.000 €
MECANISMO ELEVACION CONTENEDORES / CONTAINER LIFTING MECHANISM	600 €	606 €	600 €
MANTENIMIENTO CONTENEDORES SOTERRADOS / MAINTENANCE UNDERGROUND CONTAINERS	600 €	15.981 €	600 €
IN CONSORCIO CONTENEDORES SOTERRADOS / CONSORTIUM COMPENSATION UNDERGROUND CONTAINERS	0 €	-15.375 €	0 €

GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES		67.100 €	64.210 €	63.500 €
ADMINISTRACION / ADMINISTRATION		40.850 €	40.850 €	40.850 €
AUDITORIA / AUDIT		5.000 €	1.331 €	2.000 €
ABOGADO Y GASTOS LEGALES / LAWYER AND LEGAL EXPENSES		18.150 €	20.902 €	18.150 €
VIARIOS / SUNDRY		1.000 €	368 €	1.000 €
POLIZA RC / INSURANCE POLICY		1.850 €	538 €	1.000 €
GASTOS BANCARIOS / BANK EXPENSES		750 €	221 €	500 €
FONDO RESERVA / RESERVE FUND		5.000 €	0 €	5.000 €
FONDO DE RESERVA / RESERVE FUND		5.000 €	0 €	5.000 €
DOTACION PROVISION DE DUDOSO COBRO / ALLOCATION FOR BAD DEBT PROVISION		0 €	0 €	0 €
PRESUPUESTO TOTAL ENTIDAD URBANISTICA / TOTAL BUDGET URBAN ENTITY		1.298.401 €	1.277.266 €	1.316.988 €

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of plots R-4, R-14.1 and C-29.

The list of quarterly 2022 fees are presented:

PARCELA / PLOT	CUOTA TRIMESTRAL / QUARTERLY FEE	CUOTA UNICA DIFERENCIA PRESUPUESTO 21-22 / SINGLE DIFFERENTIAL FEE 21-22 BUDGET
R-1.1 (C.P. JARDINES I)	42.170,29 €	595,16 €
C-1.2 (CONDADO CLUB)	606,14 €	8,55 €
1.3 (C.P. JARDINES II)	66.748,25 €	942,04 €
R-2.1	12.986,82 €	183,29 €
R-2.2	12.320,42 €	173,88 €
C-3	547,54 €	7,73 €
R-4	4.328,61 €	61,09 €
R-5	5.200,13 €	73,39 €
R-6	11.215,47 €	158,29 €
R-7	9.132,33 €	128,89 €
R-8	4.056,00 €	57,25 €
R-9 (C.P. NARANJOS I)	42.207,16 €	595,68 €
R-9BIS	603,84 €	8,52 €
C-11	238,71 €	3,37 €

PARCELA / PLOT	CUOTA TRIMESTRAL / QUARTERLY FEE	CUOTA UNICA DIFERENCIA PRESUPUESTO 21-22 / SINGLE DIFFERENTIAL FEE 21-22 BUDGET
R-12 (C.P. NARANJOS II)	60.569,27 €	854,83 €
C-13	1.091,13 €	15,40 €
R-14.1	2.847,66 €	40,19 €
R-15	5.161,28 €	72,85 €
R-16	1.646,57 €	23,24 €
R-17 (C.P. LA ISLA)	33.498,91 €	472,78 €
R-18	109,64 €	1,55 €
C-27	12,84 €	0,18 €
EP-28	910,37 €	12,85 €
C-29	969,96 €	13,69 €
ST-59	272,95 €	3,86 €
ST-60	272,95 €	3,86 €
ST-61	272,95 €	3,86 €
ST-62	272,95 €	3,86 €
ST-66	8,23 €	0,11 €
R-2.2.B + R-12B (AL KASAR)	4.940,68 €	69,73 €
R-12 SOLARES	1.456,92 €	20,56 €
R-9 SOLARES	742,78 €	10,48 €
R-14-2	1.827,32 €	25,79 €

3.1. *Voting item.* – Approval, if appropriate, of the possibility of including early payment discounts in the budget.

Due to the fact that the item was not developed enough, it was agreed to postpone its vote.

4. Voting item. – Settlement of the debtor balances on 31st December 2021 and approval, if appropriate, of the settlements made.

The list of debtors on 31st December 2021 was presented for approval and settlement:

Plot	Debt on 31/12/2021
R-1.1 JAR-I COM. PROP. JARDINES	7.772,80 €
1.3 JAR-II COM. PROP. JARDINES	12.315,09 €
R-2.1 AGROFRUITS LEVANTE SL	258.272,78 €
R-2.2 ALHAMA PROPERTY INVESTMENT	156.859,54 €
C-3 AGROFRUITS LEVANTE SL	12.873,60 €
R-4 SAREB (BANKIA)	42.766,33 €
R-5 POLARIS WORLD REAL ESTATE,	178.054,48 €
R-6 AGROFRUITS LEVANTE SL	219.349,08 €
R-7 ALHAMA PROPERTY INVESTMENT	116.270,28 €
R-8 ALISEDA, SA	7.561,59 €
R-9 NAR-I COM. PROP. NARANJOS	6.818,39 €
R-12 NAR-II COM. PROP. NARANJOS	9.165,47 €
C-13 AGROFRUITS LEVANTE SL	27.813,21 €
R-14.1 SAREB (BMN)	3.617,30 €
R-15 ALISEDA, SA	9.620,09 €
R-16 AGROFRUITS LEVANTE SL	32.203,12 €
R-17 ISLA COM.PROP. LA ISLA	6.169,90 €
R-18 ALISEDA, SA	201,62 €
C-29 SHOW ROOM SAREB, S.A.	344,63 €
ST-59 POLARIS WORLD REAL ESTAT	9.343,46 €
ST-60 POLARIS WORLD REAL ESTAT	9.343,46 €
ST-61 POLARIS WORLD REAL ESTAT	9.343,46 €
ST-62 POLARIS WORLD REAL ESTAT	9.343,46 €
ST-66 POLARIS WORLD REAL ESTAT	4.166,26 €
ALKASAR	4.870,95 €
R-12 SOLARES EDANTRI XXI, S.L.	28.494,04 €
R-9 SOLARES GNK DESARROLLOS S.	7.089,87 €
R-14.2 ALISEDA, SA	3.397,31 €

Submitted to the consideration of those present and represented with the right to vote, this was approved by MAJORITY, with plots R-4, R-14.1 and C-29 voting against.

4.1. Voting item. – Approval, if appropriate, for claims for the resulting debtor balances via the administrative route or, if appropriate, directly via the judicial route, in accordance with what is expressly provided for in the Statutes.

Subsequently, the resulting debt balances and their claim by the appropriate means are approved **by a MAJORITY, with the vote against of plots R-4, R-14.1 and C-29**, granting full authorization to the President for this purpose.

4.2. Voting item. - Approval, if appropriate, of the advisability of a bringing a legal action against Alhama de Murcia council for its unjustified inaction in the fulfilment of its legal and statutory obligation to initiate, at the request of the repeated desire of the Urban Entity, claims for the approved debtor balances via enforced payment proceedings, as well in claiming compensation for the serious financial damage suffered by the Entity as a result of this lack of municipal action.

As of this AGM's date, the Alhama Council, without legal justification, has not pushed forward the claims for the approved outstanding balances of any of the debtors, some of whom accumulate a rather large debt that seriously harms the very survival of the Entity.

If this unjustified municipal inaction persists, **it was approved by MAJORITY, with the vote against of plots R-4, R-14.1 and C-29**, to take legal action against the Alhama Council, also claiming them the damage caused to the Entity for the undue persistence over time of a debt balance of such a high amount, granting full authorization to the President to that effect.

Formally, the Councilor Mr. Antonio Caja, present in this meeting on behalf of the City Council was informed of the scope of this agreement.

Submitted to the consideration of those present and represented with the right to vote, this was approved by MAJORITY, with plots R-4, R-14.1 and C-29 voting against.

4.3. Voting item. – Approval, if appropriate, to authorise the president of the Urban Entity to grant powers to attorneys and lawyers for the purposes provided for in the previous sections.

Submitted to the consideration of those present and represented with the right to vote, this was approved by MAJORITY, with plots R-4, R-14.1 and C-29 voting against.

5. Voting item. – Approval, if appropriate, for the maintenance of the underground containers by the Urban Entity, assuming the cost of their maintenance and repair, once Alhama de Murcia council takes charge of the waste collection service on Condado de Alhama.

The Alhama Council has expressed its intention to proceed with the signing of the new waste collection contract by the middle of this year 2022. As informed on previous occasions, the Alhama Council has been forced to take over the waste collection service in Condado de Alhama, after the lawsuit filed against them in 2019 unilaterally by the Residents Association (AVPCA). In view of the signing of this new contract, the Alhama Council has requested the Urban Entity to clarify if it is going to continue with the underground containers, or if it will want them on the surface as in the rest of Alhama, and this is why this item has been included as a voting item on the agenda. In the case of continuing with the underground containers, the Urban Entity will have to carry out the maintenance and assume the costs of repairing them. It is very important to note that this decision is binding for the entire duration of the contract, which is intended for 10 years. Therefore, the decision taken will have to be maintained at least for the next 10 years.

With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 18th, 19th, and 20th February 2022.

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of plots R-4, R-14.1 and C-29.

6. **Voting item.** – Approval, if appropriate, of the proposal to earmark a percentage of the annual budget of the Urban Entity to promote the organisation of fiesta activities favouring tourism, coexistence and socialising between owners and visitors on Condado de Alhama.

It was noted that the approval of this item is subject to a favourable report from the council regarding the interpretation of the regulations applying to the Urban Entity.

With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 18th, 19th, and 20th February 2022.

Submitted to the consideration of those present and represented with the right to vote, this was approved by MAJORITY, with plots R-4, R-14.1, C-29, Jardines 1 and Mirador voting against; and the abstention of Condado Club.

- 6.1. **Voting item.** – Please choose one of the following percentages:

- a) 0.5% (approximately 6,500€, according to the proposed 2022 budget).
- b) 1% (approximately 13,000€, according to the proposed 2022 budget).

Submitted to the consideration of those present and represented with the right to vote, this was approved by MAJORITY option A, with plots R-4, R-14.1 and C-29 voting against.

7. **Information item.** – Information on the members of the Management Board of the Urban Entity, a year's mandate remaining.

The current members of the Management Board of the Urban Entity are as follows:

Honorary President: Ms. Mariola Guevara Cava, Mayor of Alhama de Murcia

President of the Urban Entity: Mr. Neil Simpson

Vice President of the Urban Entity: Mr. Andrew Watkiss

Spokespersons:

Mr. Alan Burge, Level 2 President of Naranjos 2

Ms. Ellen Meland, Level 2 President of Naranjos 1

Mr. Jorge Peña, Level 2 President of Jardines 2

Official liaison with the Council: Urban Planning Councillor, Mr. Antonio José Caja.

8. Voting item. – Ratification/renewal of the Secretary/Administrator.

Submitted to the vote of those present and represented with the right to vote, it was UNANIMOUSLY approved, with the abstention of plots R-4, R-14.1 and C-29, the Company inmho Gestión de la Propiedad S.L., as Secretary / Administrator of the Urban Entity of Conservation of the Partial Plan of Condado de Alhama, represented in this act by Messrs. Antonio Castrillo, Juan Francisco López, Fernando Barrios and Félix Irazusta.

9. AOB

- Signs for Mirador: Mr. Jan Bosch requested for signage to be put up on the road, giving directions to Mirador, the same as exists for the other Communities. The required signage will be installed.
- Svein Gulbrandsen requested the removal of the Polaris World advertising sign, which is still existing. The councillor reported that if a request is made to the council asking for its removal, the council will be able to urge the owner of the plot to do this.
- Installation of lighting: Mr. Jorge Peña asked about the streetlighting repairs on the outer ring. Mr. Antonio Caja reported that due to the value of the contract, the procedure for this is more problematic and they have had to tender it, which has delayed the repairs.
- Market: Mr. Jorge Peña asked about the market that used to be held on the outer ring. Mr. Antonio Caja explained that there was hardly any company interested in taking over it, and also that they have previously caused problems.

There being no further business, the meeting was adjourned at 14:15 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.


SIGNED: SECRETARY-ADMINISTRATOR


APPROVAL OF THE PRESIDENT