

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 13 JUNE 2016

In the halls of Restaurant LA ERA (Puente Don Manuel-Alcaucín), at 1900 hours on the 13 June 2016, duly convened, met, on second call, the members of the Urban Conservation Entity El Olivar de Buenavista which are related later, under the chairmanship of Mr. Cuff, in order to hold the Annual General Meeting according to the following:

AGENDA

- 1) - Reading and approval, where appropriate, the minutes of the previous Annual General Meeting held on 6 May 2015.
- 2) - Report from the President.
- 3) - Presentation and approval of the accounts during the period from April 2015 to May 2016.
- 4) - Discussion and approval of the expenditure budget for the year 2016-2017.
- 5) - Approval of the settlement of debts of those owners with amounts outstanding on 31 May 2016.
- 6) - Discussion, and approval where appropriate, on action to take with respect to the wave of robberies to several houses on the urbanization.
- 7) - Discussion, and approval where appropriate, on provision and installation of a defibrillator on the urbanization.
- 8) - Election of new Board.
- 9) - Any Other Business

The General Meeting was attended by 34.71% of the members of the Entity, represented by 30 owners both present and represented, whose names, representations, sharing ratios and other personal data and incidents of interest are contained in the signature form of attendance for the Assembly which is attached to the same documentation for appropriate purposes, which is considered here entirely reproduced.

The owners of these houses are: B, D, E, F, 3, 6, 15, 16, 20, 25, 26, 33, 34, 43, 46, 47, 48, 50, 51, 53, 54, 55, 58, 59, 67, 68, 73, 75, 79 and 80.

The President opened the meeting, and after thanking everyone for attending, the following results were recorded:

FIRST POINT - The Administrator and President proceeded to read the minutes (both in Spanish and English) of the Annual General Meeting held on 6 May 2015 which were approved **UNANIMOUSLY** by all present.

The owner of Casa 73 asked whether the Mayor of Alcaucín had been summoned to this meeting as all meetings of Entities in Alcaucín should be represented by the Town Hall. The Town Hall were invited but did not respond, sending no apologies or reason for non attendance.

SECOND POINT - The President proposed to those present that since all have received the summons to this Assembly, copy (both in Spanish and English) of the report that the President has made on the current situation of the Entity, and after commenting briefly on the most important aspects, proposed to pass to the third point on the agenda, a proposal that was adopted unanimously.

THIRD POINT. - Along with the announcement of the AGM, all owners received copies (both in Spanish and in English) of detailed balance for incomes and expenditures for the period from April 2015 to May 2016, and after clarifying the questions that arose in this regard, these accounts are approved **UNANIMOUSLY**. The Entity Auditor had not yet signed off the accounts owing to personal difficulties, but would have the opportunity before the first committee meeting.

FOURTH POINT. - The President proposed to all the owners present to continue for another year with the monthly fee of 16€ per month, as in previous years, as it is possible that during this coming year the Entity may have some extraordinary expense, such as the making of the urbanization green areas, and/or the replacement or repair of the waste water treatment station. The Entity therefore should have the maximum funds possible as we don't know exactly when the entity will be able to recuperate the entire pending fees outstanding from the Patronato and Town Hall.

In addition the maintenance of the 16€ fee will allow the following projects to proceed during the current year.

1. To replace the letter boxes (approximately 3,000€).
2. To tidy up the area by the letter boxes including painting and the installation of a solar powered light (approximately 1,000€).
3. The installation and provision of a defibrillator (approximately 1,500€).

There followed **two other proposals** to lower the maintenance and conservation fees to 8€ and 10€ per month as the proposers understand that there are sufficient funds to cope with the ordinary expenses of the Entity.

After giving the proposers the opportunity to express their views, the meeting proceeded to vote on all proposals with the following results:

- Votes in favour to continue with the same monthly fees 16€ per month: 23 owners
- Votes in favour of the option to reduce the fees to 10€ per month: 5 owners
- Votes in favour of the option to reduce the fees to 8€ per month: 2 owners

Therefore it was approved **BY MAJORITY**, to continue with the fees of 16€ per month during this present year, and discuss again at the next AGM.

FIFTH POINT. – The Administrator explained to all present the procedure for recovering the arrears from owners, through the Town Hall with assistance from the Patronato of Malaga.

1. The Entity proceeded to communicate the arrears up to and including September 2014.
2. The Town Hall informed the debt collection service of the Patronato who have initiated the corresponding procedures against each of the offending owners, claiming the payment of their respective arrears.
3. The money that the Patronato obtained throughout the year 2015 was transferred to the Town Hall of Alcaucin early in 2016, whilst Patronato continues to pursue offending owners.
4. In May 2016 the Town Hall of Alcaucin transferred the monies collected to the Entity account.

So, the action now is to initiate a new claim for present debts:-

- a) The Administrator to inform the Town Hall of the existing outstanding debt for unpaid fees by owners up to 31 May 2016.
- b) The Town Hall to inform the Patronato of the new debt, initiating a new procedure of claim.
- c) The monies collected by the Patronato during the year 2016 will be transferred to the Town Hall early 2017.
- d) Finally, during the month of April or May 2017, the Town Hall will transfer the money collected to the Entity account, and so on for each future year.

After clarifying many questions which arose on this matter, members **UNANIMOUSLY** approved the existing settlement of debts (until May 31, 2016) , approving that start, or continuation of the necessary procedures for debt enforcement, requesting the Town Hall of Alcaucín to begin a new **procedure of urgency of overdue debts.**

SIXTH POINT - The President informed the meeting of the recent unpleasant events on the urbanization, where several houses experienced burglaries.

The Committee has considered introducing a surveillance system however this is unworkable given the very high costs.

After a discussion on the matter, the meeting agreed that each owner exercises precautions and if they feel necessary, provide their own security systems to prevent or at least discourage thieves from attempting break-ins to their houses. The Guadia Civil and Local Police have been asked to increase patrols through the urbanization.

SEVENTH POINT – All owners received detailed information about defibrillator systems with the summons to this meeting. A brief discussion ensued, being finally **UNANIMOUSLY** agreed to provide **two defibrillator systems** to be installed on the urbanization, giving broad powers to the Committee to decide on their best location.

EIGHTH POINT – In relation to this matter, the President proposed his continuance of President of the Entity, in addition having proposals from the owners of Casa 50 (Salvador Jimenez Millet) for President, bringing his team, the owners of Houses 43, 59 and 73.

After a wide ranging debate on this subject, it was agreed by all present (**unanimously**), the Committee be composed of the following people:

President – Mr John Cuff (Casa 26)

Vice President and Auditor – Dª Esmeralda (Casa 73)

Committee – D. Salvador Jiménez Millet (Casa 50)

Mr Alan Edson (Casa 54)

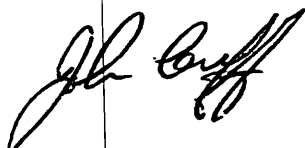
D. Sergio Higuera Muñoz (Casa 43)

Mr Victor Calland (Casa 16)

NINTH POINT - There were no questions.

There being no more questions, the meeting finished at 21,00 hours on 13 June 2016, all of which I, as Secretary, attest.

PRESIDENT



SECRETARY/ADMINISTRATOR

