

**URBAN CONSERVATION ENTITY
EL OLIVAR DEBUENAVISTA
PUENTE DON MANUEL- ALCAUCÍN (MÁLAGA)**

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 28 OF SEPTEMBER DE 2020 .

In the meeting room of the restaurant "Tu punto de encuentro Asador" (Puente Don Manuel-Alcaucín) , at 20:00 hrs of the day **28th September, 2020** duly convened the meeting in second call members the **entity Urbanística of Conservation El Olivar de Buenavista** later relate, under the chairmanship of Mr. Cuff, to hold the Junta General Ordinaria accordance with the following:

AGENDA

- 1) Welcome to to the Mayoress
- 2). Reading and approval of the minutes of the previous Assembly held on November 21, 2019.
- 3) Report of the President.
- 4) Confirm the adoption of the treatment plant by the City Council
- 5) Presentation and approval of the Entity's accounts during the period October / 2019 to September / 20 20 .
- 6) Resignation of Mr. President and Mr. Administrator .
- 7) Election of a new Board of Directors.
- 8) Proposal for the formation of a Residents Committee.
- 9) Approval of the Budget for fiscal year 2021
- 10) Requests and Questions
- 11) Date of the next General Assembly.

The General Meeting is attended by 32.45 % of the members of the Entity , represented by 30 owners between those present and represented, whose names, representatives, in the the attendance list of the Assembly.

84 The **owners presents** are the houses : A, B, F, 6,16, 26, 29, 34, 47, 49, 50, 54, 56, 58, 73 and

68 The **owners represented** are those of the houses: C, 1, 5, 7, 27, 30, 33, 35, 51, 53, 59, 60, 61,

Once the act was opened by the President , the agenda was developed with the following results:

ITEM FIRST

_To express to the Mayoress of Alcaucín Ms. Agata González Martin the gratitude of the Assembly for their assistance took the floor to inform those present that they had finally proceeded to the modification of the Article 2 of the Articles of Association by which , the only obligation for following entity is the maintenance and conservation of the existing green area next to the river.

Regarding the purification system existing at the bottom of urbanization, she confirmed that the City will take over operation from the time that modification to the Statute is registered in the Register of Entities Urbanísticas, which expected to be in few days, as there has been a delay so legally the Entity must continue to bear the cost of the treatment plant until sometime before the end of the month of October.

After thanking all the attendees for their efforts in carrying out this modification she said farewell and left the meeting.

ITEM TWO

As all owners know the content of the minutes of the Meeting held on November 21, 2019, the meeting moved directly to the vote of approval without a reading, which was carried unanimously.

ITEM THREE

The President then read from his report (previously sent to all members both in Spanish and English) , where he reviewed his most important achievements since 2008 until the recent amendment of the statutes by which the only obligation is the conservation and maintenance of the green zone next to the river ,and he thanked all those who have contributed to the progress achieved so far.

ITEM FOUR

As already stated at the beginning of the Assembly the City Council assumes the conservation and maintenance of the existing treatment plant at the back of the urbanization.

ITEM FIVE

The Annual Financial Accounts were taken as read, and, no questions having been raised either before or during this item, the accounts for the period October 2019 to September 2020 were put to a vote, and approved by **UNANIMOUSLY**.

ITEM SIX

Formally Mr. Chairman confirmed his resignation and his decision not to run for reelection understanding that having finished the work he undertook, it was time to renew the Committee so that new projects could occur in the Entity.

For his part, the Administrator also confirms that after 10 years working as secretary, administrator and legal advisor of the entity, and after achieving the last objective set by the entity , he understands that the time has come to renew the Entity, and therefore also confirms his resignation .

The owners present, once again express their gratitude for all the effort and dedication made by them and by their team for the benefit of the entire Entity, giving them a gift in recognition of their great work carried out during all these years.

ITEM SEVEN

The vote on the candidacy for the Board of Directors is proposed, headed by Mr. Victor Calland , owner of House 16, which is **approved by UNANIMOUSLY**, so that the new Board of Directors is formed by the following people:

President : Mr. Víctor Calland (House 16)

Vice President: Mr. Robert Bennet (House 49)

Committee: Ms. Esmeralda Gómez Fernández (House 73)

Mr. Fernando Córdoba Córdoba (House 84)

Mr. Hakim El Arnabi (House 58)

It is also approved to proceed to the change in the signatures recognized in the current account of the entity, replacing the outgoing signatures, maintaining the same joint character in the operation of the same .

ITEM EIGHT

The creation of a Residents Subcommittee is proposed, being **approved by UNANIMOUSLY**

Membership would not only be open to homeowners, but also to long-term tenants, providing them with a voice on community issues, with a payment of € 12 per year.

(As authorized by Article 18 (b) and 27.1 (b))

The purpose of the Association is to foster a cohesive, welcoming and safe environment fostering a community of mutual support. This may include organizing events or services that would be of value to the community as a whole (for example, providing containers for garden waste on the first weekend of each month, and possibly arranging cutting trees and hedges sticking out of the pavement of the gardens) .

The members of the Delegate Committee of the Entity would be the Officials of the Association, but other residents and homeowners would be welcome if they wanted an active role in the Association. The Annual General Meeting of the Entity will receive the accounts of the Association and will assign a budget for the activities of the following years. Maintenance of mailboxes, website, stationery expenses, maintenance of defibrillators, cleaning the watercourse, maintaining the quality of the park may be considered appropriate expenses.

The Association may be called upon to mediate when there is a dispute between members or between a member or group of members and an external company or organization.

ITEM NINE

With respect to the Ordinary Expenses Budget foreseen for fiscal year 2021 , the following is proposed :

- Green Zone Maintenance Expense	€ 2,000.00
- Banking expenses.....	€ 120.00
- Containers for clearing gardens	€ 600.00
- WEB page and Facebook	€ 150.00
- Defibrillators	€ 300.00
- Administration	€ 200.00
- Various repairs	€ 300.00
- Community Events	€ 200.00

TOTAL BUDGET 2021 € 3,870.00

It is proposed that until December 31, 2020 the monthly fee of € 8.00 per house be maintained and that for the year 2021 the fee to be paid for each house is 60.00 euros per year (€ 5.00 / month) , proposing that to facilitate the accounting of the Entity, the payment of said fee in 2021 be made in a single payment of 60.00 euros at the beginning of the year 2021.

The Ordinary Expenses Budget foreseen for fiscal year 2021 is put to a vote, and the result is **approved by UNANIMOUSLY**, so the fee to be paid in the remainder of fiscal year 2020 is the same as until now (€ 8.00 per month per household) , and that at the beginning of the year 2021 **the fee to be paid by each owner in a single payment , is 60.00 euros / year per house .**

ITEM TEN

The following questions are raised:

1. Why was the same company that has the sewer station maintenance contract used for the investigation of problems within the sewer station, especially when it was the same company that pumped black sludge from the station into the river? last year 2019? In our opinion, a totally independent company should have been commissioned to carry out this important investigation.

Answer: The Litesur Medio Ambiente SL inspection team is independent from the maintenance team. The Board regularly monitors the quality of its work. The “black sludge” was fully processed waste and met water purity standards.

I agree that we may have a problem, but it does not appear to be inside the sewer plant. It is quite possible that during the construction of the urbanization some pipes that transport gray water were connected to the sewage system, which caused situations in which the system was overloaded. This affects the quality of the biological digestion process. An inspection of the entire sewer system of 90 houses would be prohibitively expensive, so until we can identify which are the offending houses, I cannot offer any guarantees that there will be no odors.

2. We received an email from John Cuff stating that he needed to be contacted at the times the odors were coming from the sewer station and not several days later, let me assure you that several attempts were made to contact him at the phone number you provided. us.

Answer: This is not a question. However, there is no record of phone calls from him to my phone number or John Cuff's . The last WhatsApp message I received from Hakim was on June 21 and I have never received a WhatsApp from Branden. They both know our house numbers but have never called.

3. The current situation of paying 8 euros per household per month is what for ?, since the City Council is now fully responsible for the urbanization? .

Answer: This question is fully answered by the proposed budget, and it is based on the erroneous assumption that the City is responsible for everything. The green area next to the river, the mailboxes, the recycling containers and the defibrillators are the responsibility of the Entity. The website and Facebook page also provide information for existing owners and potential buyers.

ITEM ELEVEN

It is proposed that the date for the next General Assembly be Monday, September 27, 2021, **approving** said proposal **unanimously** .

Not having further business the meeting was closed when the 22:00 hours of which I as President give faith .

Victor Calland

PRESIDENT