

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 21th NOVEMBER 2019

The members of the **Urban Conservation Entity El Olivar de Buenavista** identified below gathered, on second call, to hold the Annual General Meeting in the meeting room of MESON MIS TAPITAS (Puente Don Manuel-Alcaucín), at 20, 30 hours on the **21th November 2019**.

It was duly convened under the chairmanship of the President, Mr. John Cuff, according to the following Agenda:

AGENDA

- 1º).- Report from the President on the actions carried out in the urbanization, during last year.
- 2º).- Presentation and approval of the accounts during the period from January 2018 to September 2019.
- 3º).- Debate and approval of the expenditure budget for the year 2020.
- 4º).- Approval of the settlement of debts of those owners with fees of conservation and maintenance pending payments as of September 30, 2019.
- 5º).- Election of new Board of Directors.
- 6º).- Any other business.

The General Meeting was attended by **30,02%** of the members of the Entity, represented by 26 owners both present and represented, whose names, representations, sharing ratios and other personal data and incidents of interest are contained in the attached attendance register for the Assembly.

The owners of these houses are: A, B, F, G, 6, 15, 16, 19, 24, 26, 27, 30, 33, 34, 39, 46, 47, 49, 50, 54, 55, 57, 67, 79, 80 and 84.

After opening the meeting the President presented the Mayor of Alcaucin Ms. Ágata González Martin. Thanking her for her attendance and help and assistance since she came to office. The Mayor then took to the floor and informed those present that after several meetings held with the municipal technicians, she can finally officially confirm the commitment of the Town Hall of Alcaucín to carry out all the necessary procedures for the modification of article 2 of the Statutes of the Entity (which is the one that includes the maintenance and conservation obligations of which are the responsibility of the entity, and which was already modified in 2014) leaving after said modification as the only obligation for the Entity, the maintenance and conservation of the existing green area in the urbanization.

In effect the Town Hall of Alcaucín will add to their commitment the operating and Maintenance costs of the wastewater treatment system, confirming after a question of an owner, that the Town Hall will assume the complete cost of the treatment plant, both the maintenance and the consumption of electric energy, committing to initiate these administrative procedures in the shortest possible time frame.

All attendees thanked the mayor for her efforts and support in carrying out this modification of the Entity Statutes. She then departed the meeting, wishing us all well.

The assembly then continued with the points of the agenda as follows:-

FIRST POINT - The President proceeds to read the report (of which all attendees are fully aware of having been sent to all the members of the Entity together with the summons to this Assembly, both in Spanish and English), where he reviews the most important actions carried out since the establishment of the Entity in 2008, thanking all those who have contributed to the great progress achieved, announcing that it will not be presented at this Assembly to renew his position, this having been his last exercise as President.

For his part, Mr. Administrator informs that after 9 years exercising the duties of secretary, administrator and legal advisor of the entity, and after the achievement of the last objective set by the entity just confirmed by the Mayor, he understands that he has arrived the time to review the Entity, and therefore also presents his resignation in this Assembly.

The owners present expressly thank both of them for all the effort made by them and their team for the benefit of the entire Entity, congratulating them for the great work done during all these years.

SECOND POINT – Having received all the owners together with the summons to this Assembly, a detailed copy of the balance of income and expenses in the Entity in the period January/18 to September/19, the accounts were presented for comments and to ask for clarification on any aspect.

A owner asked about the details of the green zone maintenance contract, to which the President explained that after obtaining several budgets from specialized companies, FLORNATUR services were finally contracted for the maintenance of the green area, clean and in optimal conditions, guaranteeing at least 3 performances per year, for a price of 2,500 Euros / year, programmed for approx: 1) January/February 2) May/June (after wild flowers have seeded) and 3) October/November and will include weed killer to the cane which has increased into our area of responsibilities.

It also asks about the provision of the garden waste containers, it was confirmed that they are proposed to be placed in the Urbanization 9/10 times a year, the months will be published on the website and on the notice board. The skips will be provided on the first weekend of each month they are provided from Friday to Monday, to be used by all those owners who need it for Garden waste only.

A question was raised regarding the expense of the Web Site and Facebook of the Entity, there is a debate about the suitability of its maintenance, since they understand that it is barely used by the Entity's owners and is an unnecessary expense. Finally, this matter is submitted to the vote, being ratified this expense by 23 votes in favour and 3 votes against. The President asked that more use of the site be used by the residents as it creates a efficient and speedy pathway to communicate with owners and keep people up to date with progress and events. If anyone requires assistance or tuition on the site the Committee is there to assist.

Regarding the expense of the Web Site and Facebook of the Entity, there is a debate about the suitability of its maintenance, since they understand that it is barely used by the Entity's owners and is an unnecessary expense. Finally, this matter is submitted to the vote, being ratified this expense by 23 votes in favor and 3 votes against.

Finally, the accounts of the period January / 18 to September / 19 are submitted to vote, and they were approved **UNANIMOUSLY**.

THIRD POINT. - Regarding to the Budget of Ordinary Expenses planned for the year 2020, it is proposed that when all the procedures for modifying the statutes of the entity have been completed and the only maintenance obligation is the green area located by the river at the bottom of the urbanization. A EGM will be summoned to discuss the approval of the Budget and the resulting fee to be paid by each owner, thus extending the budget for the previous year with the same fee of 8.00 Euros per month in force until that date.

This proposal is unanimously approved so that until the next General Meeting is held, the budget for the previous year and the fee of 8.00 Euros / month per owner are extended.

It was also agreed that the proposal to extend the Entity to include a “Residents Association” style Section, with a separate budget allocated from the main budget funding would be fully discussed and proposals submitted by the committee prior to that meeting.

FOURTH POINT. - Regarding the procedure that the Town Hall of Alcaucín, with the help of the “Diputación de Málaga”, carries out to claim by executive the pending fees to those owners who do not pay their conservation fees and maintenance voluntarily, the Assembly approved **UNANIMOUSLY** that Town Hall of Alcaucín start, or if necessary, continue with the procedures for the claim of said debts, as established in the current bylaws of the Entity.

It was proposed that anyone with excess of 12 months in arrears would be submitted to the Town Hall for collection, which will then be subject to a fine and interest charges legally made by the Town Hall. It must be appreciated that once this procedure has been instigated it can not be reversed and the individual owners debt must be paid to the Diputacion de Malaga, future fees though to avoid it happening again can be paid directly to the Entity accounts.

FIFTH POINT – Regarding this matter, it is proposed that the election of the new Board of Directors be postponed until the next General Meeting is held, which will be convened once the amendment of the bylaws has been made, whereby the only obligation of maintenance of the Entity is the of the green zone located at the end of the urbanization, extending the mandate of the current Board of Directors until that moment.

This proposal is approved by **UNANIMITY** of those present, so the Board of Directors continues to be formed by the following persons:

President – Mr John Cuff (House 26)

Vice President – D^a Esmeralda Gomez Fernandez (House 73)

Committee – D^a Maria Jose Segura Martin (Casa 44)

Mr Robert Bennet (House 49)

D. Sergio Higuera Muñoz (House 43)

Mr Victor Calland (Casa 16)

SIXTH POINT – No questions

There being no more questions, the meeting finished at 22,30 hours on 21 November 2019, all of which I, as Secretary, attest.

PRESIDENT



SECRETARY/ADMINISTRATOR

