

URBAN CONSERVATION ENTITY
EL OLIVAR DE BUENAVISTA
PUENTE DON MANUEL
ALCAUCIN (MALAGA)

MINUTES OF THE 21st ANNUAL GENERAL MEETING
HELD ON 6th OCTOBER 2025

The members of the Urban Conservation Entity “El Olivar de Buenavista” identified below gathered on the second call to hold the Annual General Meeting in the meeting room at “Restaurante El Horno”

It was duly convened under the chairmanship of the President, Mr Victor Calland according to the following agenda:

AGENDA

1. Welcome to the Señora Alcaldesa Agata González Martin
2. Approval of the Minutes of the Previous Annual General Meeting
3. The Presidents Report
 - a. Questions
 - b. Submission to the Assembly for Approval
4. Presentation of the accounts for the period since the last Annual General Meeting
 - a. Questions
 - b. Confirmation of Probity
 - c. Submission to the Assembly for approval
5. Election of the Committee
6. Explanation of the budget for the year 2025 – 2026
 - a. Questions
 - b. Submission to the Assembly for Approval
7. Any other business
8. Date of the next Annual General Meeting

The owners of the following houses were represented: f, 1, 6, 15, 16, 20, 21, 24, 25, 26, 27, 29, 30, 31, 33, 49, 57, 58, 66, 74, 78, 82, 84

1. The meeting opened at 20:30. Prior to starting the meeting the President announced he had just been informed that the Señora Alcaldesa was unable to attend due to an emergency. There being no municipal representative as required in Article 10 point 1 of the Statute a discussion took place as to whether the meeting should be abandoned. A vote taken and it was agreed the meeting should continue. The meeting therefore formally opened at 20:30hrs. The President advised that formal questions would be taken in writing on the forms provided.
2. Approval of the Minutes of the Annual General Meeting 2024
The President proposed that the minutes be accepted in their entirety as seven members present last year had signed them as authentic records. This was accepted

by the members with one exception. The proprietress of Casa 21 insisted that the Minutes be approved point by point.

Articles were voted on one by one, the proprietress of Casa 21 voiced an objection to three articles, the rest being accepted unanimously. The President offered the proprietress of Casa 21 the opportunity to submit her recollection of the event which would be entered into the Minutes of the Annual General Meeting 2025.

The following entries were received:

“En el punto 2

Suprimir “Karena Vrijdaghs preguntó por qué el Comité había decidido comprar un ordenador portátil en lugar de una memoria externa

No he preguntado eso en la reunión, sino en mi e-mail al Comité del 8 de octubre”

“En el punto 3.

Suprimir “(Aunque había enviado un correo electrónico el 27 de septiembre para decir "todo sale correcto hasta el céntimo", no lo dijo en la reunión, sino que había preparado copias de su propia versión de las cuentas, distribuyéndolas sin pedir consentimiento y explicando su interpretación a cada mesa antes de que se convocara la reunión. Después de la reunión, solicitó que su versión de las cuentas se incluyera en el acta. Sin embargo, las cuentas nunca se han incluido en el Libro, pero su versión está disponible en la página de cuentas del sitio web)”

Antes de la reunión, el 27 de septiembre, le envié al Sr Presidente una tabla elaborada en base de los extractos de banco que él me envió, especificando literalmente “todo sale correcto hasta el céntimo” y “Propondré en la reunión de seguir con esta base de tabla, para que las cuentas sean claras y transparentes.”

Entonces, en la reunión, como el Presidente no se había opuesto, distribuí esta tabla mía en cada mesa, diciendo exactamente estas palabras: “todo sale correcto hasta el céntimo”. Después, venido el momento, el Presidente pretendió no haber recibido esta tabla y no saber de nada.

Entonces pido rectificación en este sentido en el acta, visto que el Presidente sí sabía de antemano lo que era mi intención y no se opuso de antemano. Esta rendición en el acta es totalmente falsa.”

“En el punto 3.

Suprimir : “Esta propuesta pareció contar con el apoyo de Karena Vrijdaghs.” Y (El Presidente no está convencido de que haya suficiente volumen de impresión para justificar el gasto de capital durante la vida útil de una nueva máquina)

Es una mentira flagrante, como lo prueba mi e-mail al comité del 8 de octubre pasado. Repito que estoy totalmente en contra de la compra de una impresora láser, y que la que no está convencida de que haya suficiente volumen de impresión para justificar el gasto de capital durante la vida útil de una nueva máquina, soy precisamente yo. El presidente sí parecía estar de acuerdo con esa compra. Se han invertido las personas aquí.

The Minutes of the Annual General Meeting 2024 was then accepted with general approval.

3. The Presidents Report

The President said it was his fifth and final report. Over the five years he had occupied the position we all together faced the challenges of Covid, and the effects of Brexit has meant that some of the original English owners have returned to the U.K. and others have sadly

died. There had been a steady number of houses changing ownership, and being the only fully legal and adopted urbanisation in Alcaucin (thanks to the hard work of his predecessor John Cuff and the current Alcaldesa and Alcalde before her) the value of the properties has increased significantly. The urbanisation fees are the lowest, and the provision of services with skips for garden waste, emergency points, mail boxes and rubbish bins are the best. We even have a small store of nursing equipment for emergency loan. All the houses have access to fibre internet, and in general are well maintained. We have easy access to a riverside walk, and a park. We are within walking distance of excellent restaurants and a wide range of shops. We have an international community living here.

Property values on the urbanisation have effectively doubled over the last ten years. Without doubt the urbanisation is an attractive place to own a house. One factor which does affect property values is the overall appearance of the urbanisation and maintenance of the outer appearance of your property helps this. Clearing weeds from outside houses and occasionally painting the boundary wall not only makes the owners house appear good, but does affect the resale value.

Whilst John, his predecessor, had done most of the foundation work to create this firm legal foundation for the urbanisation, the administration had been more more haphazard. When the previous administrator handed over the paperwork there was no office manual, no computer records and documents were filed in chronological rather than subject order. He hoped his successor would find things in better order.

The President gave a short synopsis of his sixty years of public and said that whilst he was no standing down from the Presidency he would continue as a Committee member for a short while to ensure a smooth transition.

He thanked the Committee, the Alcaldesa, Wendy Voorhar, John Cuff and Mr & Mrs Norville for their assistance with my duties.

Three questions had been submitted.

(a) Richard Flowers asked if anything could be done about the abandoned car opposite Casa 6.

The President replied that it has been repeatedly reported to the Policía Local and the Ayuntamiento but no action had been taken. He had also spoken to the Alcaldesa a few days before the Annual Meeting.

(b) The proprietress of Casa 21 asked where the urbanisation laptop was kept and whether the Committee members had the access keys in case the President was unwell.

The President replied that the laptop was clearly identified and could easily be retrieved if necessary. The access codes were known to other members of the Committee. The data was backed up to the Cloud and it was configured for team working.

(c) The proprietress of casa 21 said that casa 18 has had a large debt against it, but the owner is going to be on the Committee. Has the debt been settled?

There appeared to be some confusion as the President said he had replied that the debt had been settled when the house was auctioned to the new owner who was a perito judicial. The proprietress of casa 21 said she had not received the President's reply and if she had received it she would have withdrawn the enquiry. She made it clear she did not want to make any implication as to the character of the new committee member.

The President's report was then generally accepted with just one abstention.

4. Presentation of the accounts for the period since the last Annual General Meeting

The President displayed two PowerPoint slides, both of which are reproduced in the Annual Financial report, showing firstly the income and expenditure for the year since the last annual meeting and the present one. He then showed the change over the five years of his Presidency.

Last year, income of five thousand four hundred and eighty-one euros was recorded. Maintenance of the development cost one thousand four hundred and fifty-one euros, most of which went towards renting the green bins. The fence next to the postboxes needed two new posts. The labour to fix them in concrete increased the price. A new lock was needed for the post box and a new fire extinguisher had to be purchased.

Administrative expenses amounted to €578, of which €192 were bank charges. The website cost €135 and printing cost €180. Ink cartridges for the printer cost around €30 each, and also needed paper and envelopes.

Over the five years he had been President he had reduced the number of debtors by over ninety three per cent.

The cost of maintenance is a third of what it was.

Administration is fifteen percent of the amount in 2020 and we have over five thousand euros more in available funds.

There were no questions regarding the finances and the report was approved.

5. Election of the Committee

The President informed the Assembly Esmeralda Gomez Fernandez would leave the committee as she was moving away from the urbanisation. Manuel Jesús Nuñez Martin has been nominated, and there being no other nominations is elected to the committee unopposed. Hakim El Arnabi will assume Presidency and at this point the President handed responsibility for the meeting to the new President.

6. Explanation of the budget for the year 2025 – 2026

The new President Mr Hakim El Arnabi introduced himself and explained his background in business. He said it was his intention to carry on the current activities of the urbanisation but identified two issues that he felt required attention.

With climate change the problem of controlling the cockroach population is becoming ever more complex and is particularly problematic for those living closer to the sewage plant. It is his intention to approach the Ayuntamiento to offer that the urbanisation will pay for extra treatments to the sewer system. Mrs O'Kennedy (Casa 30) said she had worked in pest control and was concerned that if the treatments are not thorough then the insects will disseminate from the poisoned area and make the problem worse. The President and all those present agreed this was a possibility and the choice of the treatment programme was important. The proposal of spending in the region of €1000 plus tax was accepted unanimously.

The President also explained that two trees in particular in the green area were a liability and needed management. One was possibly going to damage a property and the other could bring down the power line supplying electricity to the urbanisation. This proposal to spend €1400 was accepted. The proprietress of Casa 21 asked why the green area could not be adopted by the Ayuntamiento. This was the same question as had been asked in

the Annual General Meeting of 2024 but was discussed in some detail. It was generally felt by those living close to the river that they would prefer to be able to control the invasion of cane, the proliferation of weeds and the consequent numbers of animal ticks as well as the management of the trees that may damage their property. It also justifies the continuation of the Entity, the annual fees of which fund the maintenance of the mail boxes, emergency points and recycling skips. The decision to keep responsibility of the green area was passed unanimously.

The President announced the fee for the year 2026 will stay at €60 payable in full by the end of January.

1. Date of the next Annual General Meeting

The next Annual General Meeting will be held on the 5th October 2025

The President thanked everybody for coming and the meeting was closed at 21:30