

MINUTES OF THE ANNUAL GENERAL ASSEMBLY OF THE E.U.C. SITIO DE CALAHONDA, HELD ON THE 30th OF JULY 2020.

The meeting was opened at 10:30 a.m., at the time of the second calling, with a total attendance of 12,33%. The President, Mr. Contreras, welcomed all those present and after introducing the Board members, our lawyer and the director, he indicated that the meeting would be conducted in accordance with the rules of debate. He also informed that due to the situation with the COVID-19, the meeting foreseen for March was postponed to this date with lower incidence. However, due to the risk that still exists he asked everyone attending the meeting to stick to matters of general interest and be as brief as possible. Any particular matter can be resolved at the EUC office.

Item 1.- Approval, if warrants, of previous minutes.

The minutes of the last AGM held on the 28 March 2019 had been sent to all the owners and no objection had been received within the time limit. **A vote was taken and the minutes were approved by majority with the abstention of the community Bellavista Hills I.**

Item 2.- Presidents report:

As the president's report had been sent together with the summons documents, Mr. Contreras pointed out that we can understand it has been read and only wanted to add a couple of points. On one hand, he pointed out that Mijas Town Hall has approved an infrastructure investment plan and that the EUC has prepared a paving and asphaltting plan for it to be approved by the Town Hall. Within the aforementioned plan, they have already completed the asphaltting in calle Casares and Alora. They have also done the access from the motorway to calle Huelva thanks to the pressure made by the neighbours in the North area, following an initiative of Mrs. Bladh and the support of the EUC Sitio de Calahonda. He also informed that in July 2019 we changed security company, maintaining the same guards. The new company Fort Security Spain, S.L. is being monitored at all times by those responsible from the Junta de Andalucía and we are very satisfied with the work carried out up to date.

Item 3. – a) Auditors Report 2019.

b) Appointment of Auditors for the year 2020.

Mr. Bernard Fay of UHF Fay & Co. pointed out that their report had been sent to all the neighbours and mentioned that they had carried out all the audit evidence in accordance with the regulations in this matter with no limitation. The result is an entirely clean report with no incidents and therefore there are no exceptions which means that the accounts are a completely accurate image of the reality. At present, the EUC Sitio de Calahonda has a very healthy financial situation. With no questions regarding the auditor's report, **the Auditors' Report was unanimously approved.** **b) Appointment of Auditors for the year 2020.** Mr. Contreras proposed the re-election of UHY Fay & Co. as auditors for the year 2020. **It was voted and unanimously approved.**

Item 4. - Approval, if warrants, of the Accounts of the year 2019, as well as of the outstanding debts at 31st December 2019. Authorisation to the President of the Entity to take legal actions against debtors.

Mr. Björklund did a presentation on the arrears and the situation each debtor is in. He explained the procedure that the administration office carries out in order to collect the fees.

With no questions, **the approval of the accounts for the 2019 financial year was voted and unanimously approved. Then the voting of the outstanding debts and authorisation to**

the President of the Entity to take legal actions against debtors, which was unanimously approved.

AIFOS ARQUITECTURA Y PROMOCIONES SA	49.815,37	
ALESIN, MIKHAIL	176,59	
ALFONSO OLALLA, LORENA	114,17	
ALHAMAR CLINIC S.L.	15.409,16	
ALISEDA, S.A.U.	994,14	
ALTUWAJRI, HAMMAD	519,55	
BAILEY, DAVID CHARLES & HELEN MARIE	201,68	pagado
BALLOON S.L.	1.092,82	pagado
BANCO DE SABADELL(V.VERDE)	7.342,93	
BANCO DE SABADELL, S.A.	563,45	pagado
BANCO DE SABADELL, S.A. --M13 P6/1--	2.767,40	1727.93€
BARTON, LUCILDA ANNE	2.223,09	
BCO SABADELL&PROMONTORIA COLISEUM , S.A.- EDEN3-	788,40	
BEST PREMIUM SERVICE, S.L.	1.715,63	
BIRNIE, GEORGE	274,92	
BORTHWICK, PAMELA OLIVE	332,55	*
BUILDING CENTER	7.601,90	
CALMERON INVESTMENT IBERICA, S.L.	3.088,22	
CAMINO DE LA VENTURA, S.L.	1.357,08	
CDAD ALCORES DE CALAHONDA	12.801,30	6457.01€
CDAD CAMPOS DEL MAR	41.848,47	
CDAD CASCADAS DE CALAHONDA	24.259,14	
CDAD CENTRO DE SERVICIOS	4.044,31	
CDAD COMERCIAL LOS CIPRESES	15.441,08	*
CDAD LOS ROSALES BQ.H	104,07	*
CDAD PUEBLO VALLE VERDE	11.904,16	*
CHARSFIELD ESTATES LTD	9.323,32	
CHEGINI, JENI	835,77	
COPP, GEOFFREY MICHAEL & KATHLEEN MARY	1.338,04	
CREUTZBURG, SPAHIRA CELESTE	91,58	pagado
CURTIS, MARK	661,07	pagado
DE LUCIA, BRUNO & MARIA P.//LAPINSKI, SHARON ELIZABETH	121,34	
DE TORQUEMADA LUNA, JOSE MARIA	194,84	pagado
DORALIZA TOURS, S.L.	8.339,63	
DUFFY, ALICE	98,02	
DUNCANSON, MARK // LIFTINGER, CAMILLA y ALEXANDER MARKUS	1.745,52	
ELIASSEN, MARIANNE & TERJE & TOMMY	724,90	
ENLART, MARC-ANTOINE FRANCOIS MARIE	3.686,37	2345.85€
ESCRIBANO, JOSE LUIS	206,24	
EXCLUSIVE HOUSING LIMITED	4.259,85	
GALLARDO BENITEZ, ROQUE	146,11	
GANG, MOYRA	615,25	pagado
GARDNER, ALLISON	1.128,14	pagado
GARNISH, ADRIAN & KRISTY	1.613,59	
GOMEZ CANALAZ, A. & GOMEZ DEL OLMO, C.	843,84	
GOSSELIN, MARLEEN	248,94	
GRIMBALDESTON, PETER ALAN	4.352,65	
GROOT, STANLEY D. & WOLTMAN, S.	968,91	pagado
GUO, FENG & LIN, CHUENJIE	1.129,31	
HADDERS, JAN	911,97	
HARDY, ROBERT	175,97	
HARRISON, BRIAN	1.252,27	
HENESEY, YVONNE	344,61	
HERNANDEZ DELGADO, MACRINA	91,37	

INMUEBLES ROCIO MARBELLA, S.L.	1.561,26	*
JS GLOBAL ESTATES MANAGEMENT SL//RAMSEY, ANTONINA YUREVNA	1.110,38	
JUDGE, RUTH MARY	73,69	
KOSTENKOVA, MARINA // REAL ESTATE OF YOUR DREAM, S.L.	866,66	
LEA, JILL // KNIGHT, BARRY & ANNE	955,24	
LI, CHEN GUANG	339,10	pagado
LITVINENKO, IGOR	263,22	
LOBERMI 2003, S.L.	11.160,08	
LOPEZ COBO, ANGEL	956,25	
LORENZO DA SILVA, VICTOR MANUEL	552,31	
LOWY, PETER M.	258,91	pagado
LUQUE, JORGE & PLASCHKA, SABINA	468,03	
MACIAS MONTES, ELENA	6.366,34	
MARTIN HARO, FRANCISCO Y ALONSO MEDINA	3.311,22	
MARTINEZ, GILBERT	514,85	
MIDEX-INMOMARBELLA PROM, S.L.	5.106,00	
MORENO JAIME, SALVADOR	300,00	*
NAHI, ESMAEIL & GALYANOVA, IRINA	35,97	
NAVAJAS TROBAT, JOSE	250,16	pagado
NECHEPORUK, VADIM & ANASTACIA	659,17	pagado
NEISUR ACTIVOS INMOBILIARIOS, S.L.U	1.318,34	
OBRAS Y VIAS, S.A.	35.857,64	
OM GOLD 2009, S.L.	1.905,28	
PALMGREN, URBAN	321,73	
PAYAN BULDU, BEATRIZ ISABEL	289,80	
PEDERSEN, CLAUS MICHAEL	41,95	pagado
PEELING, WENDY JEAN	133,04	
PERKINS, GARY JOSEPH & JANICE LOUISE	574,78	
PIJS, CORNELIS ADRIANUS HENRICUS	202,58	*
PORTILLO VERA, ANTONIO JESUS	623,15	248.79€
POUSSERAU, JOELLE	4.271,16	
PRADERE BASTERRECHEA, JUAN JOSE	2.096,82	
PRECIADOS FDEZ, Y. /BARBA REDONDO, M.A.	262,02	pagado
PREEDY, NORMAN GERARD & DAWN ALISON	1.453,87	
PROCLEAN AS	653,21	pagado
PROMOCIONES ELIHER S.A.	656,44	
PRYSTAUKA, MARYNA	988,30	
QUINN, MICHAEL	241,08	
RAMOS BAUTISTA, ENCARNACION	6.136,87	
RATTONE, CORRADO y LYNN	143,63	pagado
REFAC PERAL PATRIMONIAL, S.L.	2.278,14	
RIVAS CARMONA, Mª TERESA	4.827,44	
ROCIO DE CALAHONDA S.L.	2.827,10	
ROIJE CASTANY, RAMON	563,98	
RONDA 9, SL	316,05	pagado
SAREB	2.545,32	
SAVILLE, IAN	1.933,82	
SCARFE, MICHELLE (DALE)	108,37	pagado
SCHUMACHER, LOTHAR JOHANNES JOSEF MARIA	299,67	pagado
SEA GROUP R.E.S.L. -WOCANO, SL (86,06%)	17.198,35	
SERRA, TERESA & BALLESTA, FRANCISCO	528,46	
SERVICIOS, APARTAMENTOS Y VACACIONES, S.	468,88	pagado
SHARP, KAREN	860,10	
SIERRA MADRONA INVERSIONES, S.L.	364,66	
SILVA FERNANDEZ, MARIA JOSE	1.361,17	
SINGER, MICHAEL JOHN	321,73	
SPERRE MEK VERKSTED A/S // EL HARRAR, KARENE	206,24	
STUART, SIMONE & NERVA, TONY MICHAEL	89,92	

TITULOS Y RENTAS, S.A.	936,52	
TUERLINCKX, HILDE YVONNE J.	720,46	pagado
UNION DE CREDITOS INMOBILIARIOS, S.A. / SERGIO BRAVO	2.207,28	
VAN BRABANT, MEIKO YVONNE AUGUSTA	877,59	
VANDERCAM, VALERIE DOMINIQUE	747,65	pagado
VARO ZURERA, GABRIEL(Herederos de)	1.271,23	
VEGA CABUCHOLA, ENCARNACION	122,62	61.31€
VINUM PETRI, S.L.	916,33	
WEBSTER, PETER & VARGAS, ISABEL	2.133,63	
WOCANO, SL	2.138,66	

Item 5. – Approval, if warranted, of the budget for the 2020 financial year.

Mr. Björklund informed that the proposed budget for this year had been sent out to all the owners together with the summons documents and explained that the Board of Directors had opted to maintain the same amount as last year. Nevertheless, he pointed out that we are facing a year with a financial crisis due to the COVID-19 pandemic, but we hope it doesn't greatly affect our funds and that we are able to collect sufficient fees to carry out the EUC maintenance and improvements. With no questions, Mr. Contreras asked for the voting of **the proposed budget for the 2020 financial year, which was unanimously approved. The approved budget is the following:**

	2020	2019	%	Gastos 19
I.- Maintenance & repairs				
1.1. Operative services personnel costs	267.360,00	263.400,00	1,50%	261.840,92
1.2. Gardens	13.400,00	14.400,00	-6,94%	12.367,79
1.3. Improvements	28.500,00	24.550,00	16,09%	35.347,87
1.4. Roads	18.500,00	18.500,00	0,00%	18.937,16
1.5. Vehicles	8.700,00	8.700,00	0,00%	7.597,99
1.6. Fire precautions	4.200,00	5.500,00	-23,64%	2.941,02
1.7. Garden rubbish collect.	79.200,00	69.500,00	13,96%	69.300,00
1.8. Cleaning of streets	2.000,00	2.500,00	-20,00%	1.920,99
1.9. Others	2.000,00	2.000,00	0,00%	1.971,69
Total I	423.860,00	409.050,00	3,62%	412.225,43
II.- Professional services	54.650,00	54.650,00	0,00%	54.470,16
III.- Security service	425.000,00	440.000,00	-3,41%	427.802,45
IV.- Insurance	11.000,00	9.950,00	10,55%	10.903,13
V.- Consumptions				
5.1. Water consumption	8.600,00	10.000,00	-14,00%	8.121,42
5.2. Petrol consumption	12.000,00	12.000,00	0,00%	11.576,23
Total V	20.600,00	22.000,00	-6,36%	19.697,65
VI.- Administration office				
6.1. Personnel cost	136.875,00	134.850,00	1,50%	134.465,00
6.2. Office expenses	6.800,00	7.000,00	-2,85%	6.654,51
Total VI	143.675,00	141.850,00	1,29%	141.119,51
VII.- Other expenses				
7.1. Capital goods	3.215,00	4.000,00	-19,63%	4.290,67
7.2. Director's fees	15.000,00	19.950,00	0,00%	15.000,00
7.3. General expenses	4.900,00	5.000,00	-2,00%	4.222,24
7.4. Conting./Emergencies	3.600,00	4.000,00	-10,00%	3.212,96
7.5 Reserve fund (art.9 HPL)	35.000,00	35.000,00	0,00%	6.719,38
Total VII	61.715,00	63.000,00	-2,04%	33.445,25
Total euros	1.140.500,00	1.140.500,00	0,00%	1.099.663,58

$$50\% \text{ prespto} = \frac{570.250\text{€}}{1.650.109,18 \text{ pt}} = 0,3456\text{€/pto}$$

$$50\% \text{ prespto} = \frac{570.250\text{€}}{6800 \text{ uds.}} = 83,86\text{€/ud.}$$

Item 6. - Election of Officers: President and Board of Directors 2020.

Mr. Contreras informed that all the owners, who wish to, can present their candidature for the Board of Directors provided that they fulfil the stipulations stated on the statutes. For this year there were six candidates for the Board of Directors, that are the following: Mrs. Bladh, Mr. Björklund, Mrs. Castronuño, Mr. Cuevas, Mr. Nicholls and Mr. Ruiz, and one candidate for President that is Mr. Contreras. **The election of candidates for the Board of Directors was voted and unanimously approved.** He also informed that there was only one candidate for President, Mr. Contreras. **A hand vote was taken and the candidate Mr. Contreras was elected President of the EUC and it was unanimously approved.**

Item 7.- Report on matters of interest that affect the urbanisation. Measures to be taken and ratification of agreements. Agreement regarding improvement of security and technical measures.

The president explained the changes in the agreement signed some years ago with the person responsible for the garden centre, Mr. Francisco García, as we have been noticing for the past months a lack in the maintenance of the park. The annual fee of this park was used for the maintenance of the same, but with the changes in the contract they now have to pay us the fee and we maintain the park ourselves. Also, with respect to the park over the motorway, we asked for several improvements that have recently been carried out. **It was voted and the ratification of this agreement was unanimously approved.**

Mr. Contreras informed about another matter within this item of the Agenda that involves an improvement in the security of the urbanisation, as we intended to install cameras that register license plates at the entrances of the urbanisation, as there are 5 entrances, there would be 10 cameras. These cameras would be connected to software managed by the State security forces to control and identify suspicious license plates or those that have search alerts. We have asked for an estimate for this project that would cost between 35.000.-€ and 45.000.-€ depending on the necessary equipment. What we are asking for in this item is to authorise the Board of Directors to carry out the process to implement this improvement in the urbanisation as certain permissions are needed and to ask for several estimates to be able to choose the best offer. It was explained that the installation of these cameras isn't affected by the Data Protection Law as they don't record people, only vehicles and license plates. Mrs. Alvarez from C/Casares thinks that we shouldn't carry out this improvement as she feels it wouldn't improve the security in the urbanisation because it only registers license plates. Mr. Johnstone, from Avenida de España, feels the same way as Mrs. Alvarez and that the money could be invested in reducing the speed of vehicles, particularly on Avenida de España where he lives. Mr. Wissenberg, President of the community Cascadas de Las Lomas believes that any improvement in security is beneficial for everyone, in his community, they have installed cameras and the robberies have considerably decreased, he feels it is something very practical and positive and isn't very expensive, therefore he would be in favour of this proposal. Mr. Rolle from Cielos didn't agree with the way this matter has been proposed, he feels that the Board should inform the owners about the study of this project before being able to vote. Mr. Fischer from Bellavista Hills I was in favour of the proposal as it entails an improvement of the security as well as an added value to all the properties and a better image of the urbanisation as it would be safer, and he wanted to vote the approval of this proposal. Mr. Cuevas, member of the Board in charge of security in the urbanisation, explained that installing cameras for registering license plates is an alternative to installing cameras in the streets, but that complies with the Data Protection Law. Also, many municipalities and

urbanisations are installing them as they improve the security of the area and, in his opinion, this initiative should be approved for the Board of Directors to search for the best offer and request the necessary permissions to get this moving as soon as possible, especially with the crisis that is approaching and a predictable increase in robberies. Mr. Nicholls, president of the community Altos de Calahonda is in favour of this proposal and, in his opinion, anything regarding improving the security is an advantage for the residents. With no further questions and all queries clarified, Mr. Contreras **asked for the approval of delegating to the Board of Directors to continue with the study of the project for installing cameras at the entrances of the urbanisation, request the necessary authorisations, request alternative estimates, choose the best offer and, proceed to implement them. It was approved by majority with the only vote against of Mrs. Alvarez and the abstention of Mr. Rolle.**

Item 8.- Proposal of agreement with Mijas Town Hall for the provision of services in the urbanisation. Authorisation, if warrants, to the Board of Directors for reaching agreements.

Mr. Contreras explained that there was nothing new to inform, as for the time being, we haven't been able to reach any agreement with Mijas Town Hall.

Item 9.- Proposals from the owners in accordance with article 23.3 of the Statutes:

Since no proposals had been made, the meeting moved on to the following Item.

Item 10.- Any other business.

Mr. Rolle asked about the building on the corner of España/Sevilla. He was informed that the new owners have finally got the license to start refurbishing it.

Mr. Johnstone from Avda. De España asked what measures are being taken to reduce the speed of cars. He was informed that we have held several meetings with the local police where they suggested that we install speed reduction and radar control signs. We agreed with them to bring a speed control radar to know the extent of the problem and we asked them to come to the urbanisation on a regular basis to fine those who don't respect the speed limits. Also mentioned was the possibility of installing informative panels that show the speed of vehicles as this could help reduce the speed, however, the experience with this type of devices is that, once people get used to them, they don't result effective. This possibility or any other alternative will be studied.

With no further questions, Mr. Contreras closed the meeting.



César Contreras González
President



William Frederick Nicholls
Secretary