

MINUTES OF THE ANNUAL GENERAL ASSEMBLY OF THE E.U.C. SITIO DE CALAHONDA, HELD ON THE 29th OF MARCH 2023.

The meeting was opened at 10:30 a.m., at the time of the second calling, with a total attendance of 19,27%. 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.

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

The minutes of the last AGM held on the 31st of March 2022 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 unanimously approved.**

Item 2.- President's report:

As the president's report had previously been sent out, along with the summons documents, Mr. Contreras indicated that we can understand it has already been read and only added some comments on the situation with Mijas Town Hall regarding the supply of services, pointing out that, although we haven't been able to sign a cooperation agreement with them, they are starting to incorporate some services such as street cleaning, asphaltting and hopefully more. With respect to the street cleaning, we hope the service improves as at present they only send the sweeping machine 3 times a month, and the pressure water spraying lorry once a month. Likewise, with respect to the asphalt, they have done the first phase of the project that includes the roads we have requested to be done and in a time limit of 5 years with a total budget of 800.000.-€

Lastly, he informed about the situation of calle Las Postas, by the community Calahonda Beach and exit to the A7 towards Fuengirola due to the number of bumps on the road caused by tree roots. We are claiming the Town Hall and the Ministry of Development and he informed that, if necessary, we will take legal action against them in order to get it repaired.

Mr. Harboe asked if it would be possible to improve the use information on each container, especially for the tourists that visit us. On the other hand, the representative of the community Balcones del Campanario asked about the situation with the wild boars and the measures that were being taken. It was informed that at present we have cages that have been authorised by the Junta de Andalucía to reduce the population of wild boars. Lastly, Mr. Barquero proposed the possibility of taking legal action against Mijas Town Hall. He was informed that we had already done that and that at present, and, following instructions of the Assembly, we were trying to sign a cooperation agreement for the supply of services.

Item 3. – a) Auditors Report 2022.

b) Appointment of Auditors for the year 2023.

Mr. Teodoro Sánchez, auditor of UHF Fay & Co. pointed out that their report had been sent to all the owners 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. He pointed out that in the year 2022, motivated by the dismissal of workers, the amount of €30.548 has been provisioned for a possible claim. He highlighted the good financial situation of the EUC, with a surplus of 108.000.-€. As there were no questions, **the Auditors' Report was unanimously approved.** **b) Appointment of Auditors for the year 2023.** Mr. Contreras proposed the re-election of UHY Fay & Co. as auditors for the year 2023. **It was voted and unanimously approved.**

Item 4. - Approval, if warrants, of the Accounts of the year 2022, as well as of the outstanding debts at 31st December 2022. Authorisation to the President of the Entity to take legal actions against debtors.

Mr. Björklund did a presentation on the arrears, as well as the fee collection progress, and the situation each debtor is in. He explained the procedure that the administration office carries out in order to collect the fees, pointing out that currently we are collecting over 90% each year. He indicated that the debt at 31/12/22 was 407.000.-€ but hopes that this will considerably decrease this year. With no questions, **the approval of the accounts for the 2022 financial years 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.**

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| ABEL, REIN y MARI ANN | 305,32 |
| ACLAND, NEIL PAUL & HUGHES, KELLY OZAR | 148,52 |
| AGUIRRE ECHEVERRIA, HNOS | 83,88 |
| ALFONSO OLALLA, LORENA | 96,36 |
| ALHAMAR CLINIC S.L. | 19.310,33 |
| ALIAGA MARTINEZ, CARMEN | 815,38 |
| ALISEDA SAU / DOMINIO LA ENCINA, S.L. | 456,23 |
| ALTUWAJRI, HAMDAD | 1.472,02 |
| BALON S.L. | 40,73 |
| BANCO DE SABADELL, SA | 291,63 |
| BANCO POPULAR/ELITE PROPERTIES COSTA DEL SOL SLU | 558,12 |
| BANCO SANTANDER SA | 796,29 |
| BRAUN, CHRISTIAN MARCUS, PETER KLAUS y THOMAS AXEL | 202,09 |
| BURONI, LUIGI | 160,08 |
| BUTCHER, LEE ROBERT | 254,09 |
| CALMERON INVESTMENT IBERICA, S.L. | 3.934,99 |
| CAMINO DE LA VENTURA, S.L. | 2.351,58 |
| CDAD ALCORES DE CALAHONDA | 16.922,73 |
| CDAD CAMPOS DEL MAR | 80.268,39 |
| CDAD CASCADAS DE CALAHONDA | 18.192,56 |
| CDAD CENTRO DE SERVICIOS | 752,08 |
| CDAD COMERCIAL LOS CIPRESSES | 4.519,73 |
| CDAD LA ORQUIDEA fase I | 4.363,94 |
| CDAD LAS LOMAS DE CALAHONDA | 1.435,93 |
| (*) CDAD PUEBLO VALLE VERDE | 1.593,53 |
| CENTRE STAR LTD. | 232,70 |
| CHARSFIELD ESTATES LTD | 10.954,30 |
| CHEHADE, MARIE CLAUDE | 308,54 |
| CHERRY, SAMUEL PHILLIP & GLENYS DEIRDRE | 594,09 |
| CSABA, PAÁL & CERVANTES OROZCO, JOANA LORENIA | 197,92 |
| DE HENNIN, CLAUDE | 832,06 |
| DOLINSKY, SEBASTIAN | 214,22 |
| DORALIZA TOURS, S.L. | 10.508,55 |
| DRUET REAL ESTATE SL. | 13.037,42 |
| EL HARRAR, KARENE | 1.202,75 |
| ELLIS, JOHN BARRY | 455,00 |
| FAGET, CLAUDE | 97,52 |
| GALLARDO BENITEZ, ROQUE | 998,05 |
| GARCIA DEL PINO ROMERO, ILDEFONSA | 371,00 |
| GARNISH, ADRIAN & KRISTY | 2.390,54 |

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| GENIE, MICHEL | 439,58 |
| GHARAGOZLOU, AMIR, AMIR MEHDI, AMIR FARHANG | 164,64 |
| GILLESPIE, JOSEPH | 127,01 |
| GLADSKIKH, VICTOR Y TATIANA | 1.805,15 |
| GOLD PILLAR ASSETS S.L. | 1.377,48 |
| GOMEZ CANALAZ, A. & GOMEZ DEL OLMO, C. | 2.044,15 |
| GOSSELIN, MARLEEN | 248,92 |
| GRIMBALDESTON, PETER ALAN & MIKAELA DAWN | 5.575,95 |
| (*) GUO, FENG & LIN, CHUNJIE | 978,33 |
| HALLGREN, LARS MURDOCH & BERGAS, GUNN MARY | 121,87 |
| HARRISON, BRIAN | 2.029,22 |
| HASHEMI, BAHMAN | 582,95 |
| HEPKE, STEVEN & ELAINE | 121,87 |
| HERNANDEZ GARCIA, MANUEL Y OTROS | 1.181,77 |
| HIENONEN, VELI ANTERO & PIRJO M. | 258,94 |
| INMUEBLES ROCIO MARBELLA, S.L. | 3.331,34 |
| JUSAINZ S.L. | 681,47 |
| KILMARTIN, DENIS & CORA | 164,06 |
| KNIGHT, BARRY & ANNE | 339,89 |
| LIMETREE INVERSIONES, S.L. | 147,01 |
| LITVINENKO, IGOR | 1.106,08 |
| LOBERMI 2003, S.L. | 14.162,31 |
| LOPEZ COBO, ANGEL y JODAR ROLDAN, VICENTA | 1.488,85 |
| LORENZO DA SILVA, VICTOR MANUEL | 253,31 |
| LOWY, PETER M. | 474,60 |
| LYNCH, PAUL y SHARON | 745,13 |
| MACIAS MONTES, ELENA | 8.910,73 |
| MAPOTA SERVICIOS Y GESTIONES SL | 3.136,56 |
| MARTIN HARO, FRANCISCO Y ALONSO MEDINA | 4.541,79 |
| MAYOR VAL, MARIA PAZ | 247,97 |
| MC MANUS, T.J. & N.T. & P. & E. | 143,47 |
| MIDEX-INMOMARBELLA PROM, S.L. | 6.013,25 |
| MULVANEY, LIAM & SHEILA | 166,36 |
| NAVAJAS TROBAT, JOSE | 604,59 |
| OM GOLD 2009, S.L. | 2.662,88 |
| PAVLEJE, MARKETTA | 161,80 |
| PAYAN BULDU, BEATRIZ ISABEL | 531,25 |
| PAYNE, TERRY MICHAEL | 498,50 |
| PLOU, PASCAL F. Y GROLLEAU, CAROLINE P. | 388,38 |
| POUSSERAU, JOELLE | 5.290,04 |
| PREEDY, NORMAN GERARD & DAWN ALISON | 2.127,88 |
| PROMONTORIA COLISEUM REAL ESTATE, S.L. | 333,96 |
| PROPIEDADES COSTA SUR 2001,SL | 612,34 |
| QUINN, MICHAEL | 220,91 |
| RATTONE, CORRADO y LYNN | 131,57 |
| REAL ESTATE OF YOUR DREAM, S.L. | 2.497,27 |
| RHIJNVIS FEITH y NIAMH PALMER | 229,66 |
| RIVAS CARMONA, Mª TERESA | 5.979,38 |
| ROCIO DE CALAHONDA S.L. | 3.558,96 |
| ROCKWAY CO LIMITED | 2.088,42 |
| RONDA 9, SL | 295,89 |
| ROWATT, JAMIE y LAURA ANN | 277,37 |
| RUBENYAN, GOR | 214,30 |

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| SAREB | 2.277,91 |
| SAWICKI, ADAM GRZEGORZ & AGNIESZKA ANNA | 156,47 |
| SCARFE, MICHELLE (DALE) | 306,78 |
| (*) SEA GROUP UNION, SL | 32.548,54 |
| SHARP, KAREN&FLEMING, JAMES PETER | 1.668,61 |
| SIERRA MADRONA INVERSIONES, S.L. | 1.397,63 |
| SILVA FERNANDEZ, MARIA JOSE | 1.817,55 |
| SOFTWATERS INVERSIONES, S.L. | 302,76 |
| SOUWAKI 33, S.L. | 258,94 |
| THOMSON, GEORGE | 127,02 |
| TITULOS Y RENTAS, S.A. | 1.189,32 |
| TRISTAR UNITED SL | 7.261,86 |
| TUERLINCKX, HILDE YVONNE J. | 452,72 |
| (*) VAN BRABANT, MEIKO YVONNE AUGUSTA | 1.400,03 |
| VANDENDRIES, M ^a CARMEN | 199,39 |
| VANDERCAM, VALERIE DOMINIQUE | 960,14 |
| VEGA CABUCHOLA, ENCARNACION | 714,40 |
| VINUM PETRI, S.L. | 550,19 |
| WADDAH AL ZAID | 775,73 |
| WALLACE FACKRELL, JANE L. | 119,05 |
| WEBSTER, PETER & VARGAS, ISABEL | 2.677,11 |
| WILSON, DEBORAH y NEIL RUSSELL | 206,63 |

(*) THEY HAVE PAYMENT AGREEMENTS.

Item 5. – Approval, if warranted, of the budget for the 2023 financial year.

Mr. Björklund informed that the budget proposal had been sent to all the residents together with the summons documents. He explained that the option chosen by the Board of Directors had been to slightly increase it, mainly due to the impact of the huge inflation. He made a presentation using graphs showing the progress of the fees, pointing out that for the past 21 years the fee had only risen an average of 0,3%, from 144€/property to 153€/property, which if we take into account the effect of inflation during these years, we could speak of a budget reduction of 22%. With no questions, Mr. Contreras **asked for the voting of the proposed budget for the 2023 financial year, which was approved with the abstention of the Community Balcones del Campanario. The approved budget is the following:**

| | 2023 | 2022 | Variacion | expen. 22 |
|----------------------------------|-------------------|-------------------|--------------|-------------------|
| I.- Maintenance expenses | | | | |
| 1.1. Operative services personel | 197.800,00 | 191.000,00 | 3,56% | 190.288,77 |
| 1.2. Gardens | 18.700,00 | 15.500,00 | 20,65% | 19.143,08 |
| 1.3. Improvements | 0,00 | 0,00 | 0,00% | 0,00 |
| 1.4. Roads | 16.000,00 | 14.500,00 | 10,34% | 13.682,02 |
| 1.5. Vehicles | 5.400,00 | 4.000,00 | 35,00% | 4.983,78 |
| 1.6. Fire precaution | 10.000,00 | 12.500,00 | -20,00% | 7.267,25 |
| 1.7. Garden rubbish collect. | 86.000,00 | 82.000,00 | 4,88% | 82.732,98 |
| 1.8. Cleaning of streets | 2.000,00 | 2.000,00 | 0,00% | 1.296,73 |
| 1.9. Others | 2.000,00 | 2.000,00 | 0,00% | 1.951,04 |
| TOTAL I | 337.900,00 | 323.500,00 | 4,45% | 321.345,65 |
| II.- Profesional services | | | | |
| TOTAL II | 77.000,00 | 74.000,00 | 4,05% | 75.046,65 |

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| III.- Security service | | | | |
| 3.1 Security service | 475.000,00 | 445.000,00 | 6,74% | 445.023,48 |
| 3.2 Security Gate | 5.200,00 | 39.500,00 | - | 0,00 |
| TOTAL III | 480.200,00 | 484.500,00 | -0,89% | 445.023,48 |
| IV.- Insurance | | | | |
| TOTAL IV | 11.200,00 | 10.500,00 | 6,67% | 10.793,96 |
| V.- Electric, water, petrol consumption | | | | |
| 5.1. Electricity consumption | 4.000,00 | 2.300,00 | 73,91% | 3.910,69 |
| 5.1. Water consumption | 3.500,00 | 7.500,00 | -53,33% | 4.443,96 |
| 5.2. Petrol consumption | 11.000,00 | 7.500,00 | 46,67% | 12.017,62 |
| TOTAL V | 18.500,00 | 17.300,00 | 6,94% | 20.372,27 |
| VI.- Administration office | | | | |
| 6.1. Personel cost | 72.500,00 | 74.000,00 | -2,03% | 72.870,81 |
| 6.2. Office expenses | 5.700,00 | 5.700,00 | 0,00% | 5.906,43 |
| TOTAL VI | 78.200,00 | 79.700,00 | -1,88% | 78.777,24 |
| VII.- Other expenses | | | | |
| 7.1. Capital goods | 20.000,00 | 4.000,00 | 400,00% | 7.260,00 |
| 7.2. Directors' fees | 15.000,00 | 15.000,00 | 0,00% | 15.000,00 |
| 7.3. General expenses | 6.000,00 | 4.500,00 | 33,33% | 6.235,37 |
| 7.4. Conting./Emergencies | 0,00 | 3.000,00 | -100,00% | 0,00 |
| 7.5. Reserve fund | 30.000,00 | 30.000,00 | 0,00% | 5.784,74 |
| TOTAL VII | 71.000,00 | 56.500,00 | 25,66% | 34.280,11 |
| Total euros | 1.074.000,00 | 1.046.000,00 | 2,68% | 985.639,36 |

$$50\% \text{ Ppto} = \frac{537.000,00 \text{ €}}{1.650.108,94} = 0,3255\text{€/pto.}$$

$$50\% \text{ Ppto} = \frac{537.000,00 \text{ €}}{6864} = 78,24 \text{ €/ud.}$$

Item 6. - Election of Officers: President and Board of Directors 2023.

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 four candidates for the Board of Directors, that are the following: Mrs. Bladh, Mrs. Castronuño, Mr. Aroca, and Mrs. Wenk. He informed that there were two posts leaving the Board, Mr. Björklund and Mr. Nicholls. Mr. Contreras informed that everyone knows the former directors. Then, **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.** Mr. Contreras extended his thanks to Mr. Björklund and Mr. Nicholls for their work during the years they have been on the Board of Directors.

Item 7.- Report on matters of interest that affect the urbanisation. Measures to be taken and ratification of agreements. Within this Item, as the President pointed out in his report, we have to request the approval of the Assembly to start taking legal action against the Ministry of Development and/or Mijas Town Hall, for the bad condition of the asphalt in calle Las Postas, because, as it doesn't fall within the competence of the EUC, a claim must be sent to them. **It was voted and unanimously approved.**

On the other hand, within this Item on the agenda, presented is the proposal of an EUC member, Seagroup Real Estate, S.L., to request the possibility of providing a parking area in the green area of Av. España, located next to the playground. Those present were informed that, after the Assembly was called, an explanatory note was sent to all the members of the EUC, where it was specified that, within Item 7, this matter would be dealt with, and that all the documentation, in this regard, could be consulted at the office of the entity. It was informed, by the president, that this company, given the serious parking problems that exist in the area, had requested Mijas Town Hall to provide a parking area, and, that it is the Town Hall itself, who has asked this company to address the matter to the EUC to agree on the proposal. It was clarified that as it is a public green area, the Town Hall has the powers to promote this type of action, if it deems it necessary. In this way, a basic project has been requested where all the most relevant points are detailed, such as the number of parking spaces (133), the protection area for the current playground, the traffic-flow of the entry and exit of vehicles, the firm floor covering method used, the planting of tree species to improve the area, the perimeter fencing, the construction of pedestrian pavements, etc. It was clarified that these parking spaces would be considered public and not private, that is, they could be used by all the residents. Once the proposal was explained, a period for asking questions was opened. The president of the Community Mediterráneo, asked if it will be possible to park caravans, it was explained to her that according to the statutes, no, but that the municipal ordinances must also be complied with. Mr. Iliarte indicated that he was against this proposal, as well as the installation of a sports centre in a residential area, and that this company was in debt with the EUC. Our lawyer, Mr. Arteaga, clarified that it is a sports area and, therefore, the use of these facilities was allowed. He also informed him that the company making the proposal has paid its fees in full until June 30, 2023 and that a payment agreement has been reached with respect to the other company, as has been done with many owners in the urbanisation.

Mr. Lozano understands that there is a parking problem in the area that will become even worse soon, especially when the apartment building works start as they are currently using that plot as a parking area. He thinks that the traffic-flow on Avda. De España will suffer and asked about the maintenance of that parking area. Mr. Contreras pointed out that the Board's intention is to monitor all these aspects as the Town Hall could try to approve this without taking us into account.

Mr. Meister pointed out that this complex should already have its own parking spaces planned and doesn't understand why they haven't been obliged to create sufficient parking spaces. He was informed that this is something that falls to the Urban Department of the Town Hall. He also showed his opposition to this proposal as he is the president of Balcones del Campanario and thinks there isn't a parking problem and that this measure would only benefit this company. He also believes that the entry and exit of vehicles could be dangerous.

The fact that this matter was being discussed without having a specific item on the Agenda was questioned. However, Mr. Arteaga pointed out that within Item 7 is precisely where these matters are dealt with, and that we had also sent a clarifying notice where we clearly specified that matter in question. Also questioned was, if the Town Hall considers it a public green area, it's approval would correspond to the Town Hall, not to the EUC and therefore this

voting would be useless. It was clarified that it had been the Town Hall itself who had requested that this proposal be agreed on with the EUC.

Mr. Booten, who has lived in the area for 52 years, is very affected by the new premises and complains about the noise and the parking of cars in his street.

Mr. Young, president of La Siesta 3, does not agree with this proposal, because he thinks the access road is too narrow and that the children's park area would be reduced, also, the closing timetable would have to be controlled and the Board of directors would have to monitor these aspects very well if this proposal goes ahead.

Mr. Orbaneja believes that it is very unlikely that the Town Hall does not authorise this proposal due to the parking problem in the area, however he asks that we request this company to replant trees in the most affected area and this way minimise the impact on the surrounding communities, such as Balcones del Campanario, La Siesta 3 and Balcón de Tenis. Also, this way, avoid the green area being destroyed by the Town Hall for speculative purposes such as the construction of more dwellings.

Mrs. Adriana, administrator of Princess Park, Bellavista Hills 1 and Bonita Hills, isn't sure what position the Board has on this matter, if they consider it a benefit or not. She was informed that the Board is in favour of improving the area that is in a state of abandonment and at the same time create parking spaces, but most importantly is that the Board wants to control what is going to be done and how, because if we leave it in the Town Hall's hands it would be worse. The main issue is that the Town Hall has granted permission to exploit a sports club and that we will suffer in different aspects and therefore we must do what is best for the residents.

The Vice-President of Balcón de Tenis thinks that this measure could be beneficial for the general interest of the EUC, but that several points should be taken into account and be clarified in the project, such as lighting, floor finish, etc., it was clarified that at this moment, what there is, is a proposal to see the possibility of changing the use of the area in question to parking spaces, and that, if approved, it would be necessary to specify all these technical aspects.

Mr. Barquero says that it should be checked to see if they have an opening license, and also see how many parking spaces the Town Hall has required.

Mr. Contreras indicated that enough discussion had already taken place on the matter, and he thought it would be a good idea, to submit this proposal for approval, on the condition that a committee of those most affected be created to work with the Board of Directors, and that after supervising all technical issues, the Board of Directors can approve the proposal. **A vote was requested so that the Board of Directors can approve the proposal, with the condition that the project is fully defined together with a commission of those affected. The result of the vote being 0.83% against, 13.95% in favour, 0.23% abstentions.**

Item 8.- Proposals from the owners in accordance with article 23.3 of the Statutes:

It was explained that we had a green area where for the past 25 years has been a garden centre through an agreement signed that has now reached its deadline. Therefore, there is the possibility of renewing the agreement with the current company or reaching a new agreement with other companies interested. It is in the urbanisations interest that the area in question is well maintained and therefore what we ask for within this Item is confirmation of the ending of the contract and authorisation to the Board of directors to negotiate a new contract with the current company as well as other companies and, where appropriate, authorise the Board to start legal action against the current company if necessary.

Mr. Barquero pointed out that as it is a green area, he doesn't want to approve any activity other than the existent and wanted to know if we were asking for any type of compensation. He was informed that the compensation asked for supposes a supply of services to the EUC

for an equivalent of around 35.000.-€-40.000.-€ per year. **Submitted for approval to authorise the Board to conclude the existing agreement, negotiate a new contract and take possible legal actions, it is unanimously approved.**

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.

Mrs. Adriana said if it would be possible to study the claim to the Ministry of Development or to the Town Hall regarding the adaptation of the roads that runs between Miel y Nata Restaurant and calle Huelva. It was explained that this road was created as a provisional road to connect to the North area while building the motorway, but in the end, they left it there. Some years ago, we requested that it be included in the Mijas roads network, as well as its complete repair. We will insist with the Town Hall in this matter.

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



César Contreras González
President



William Frederick Nicholls
Secretary