

MINUTES OF THE ANNUAL GENERAL MEETING OF THE COMMUNITY
URB MARINA CALA LLONGA SOLARES 82 83, CALLE SA GOLETA 10-12
OF CALA D'OR. H57528309

In Cala d'Or, being the 21st July, 2015, the annual general meeting starts at 12.00 hrs, on second call in the community itself, having been convened in time and manner established by the Spanish LPH:

AGENDA

1.- Determine the owners present and/or represented. All the owners are current in payments at today's date.

	CASA 2	NOT PRESENT
	CASA 1	NOT PRESENT
	CASA 4	PRESENT
	CASA 3	PRESENT
	CASA 5	NOT PRESENT
	CASA 6	PRESENT
	CASA 7	NOT PRESENT
	CASA 8	PRESENT

Mr [REDACTED] has sent an email to the administration that is handed to all the owners present and includes the following matters:

- Renovation work has been done in the month of September and the workmen started very early in the morning. It is proposed that anything that is not strictly urgent is carried out in low season. It should not be done before October.
- Blockage of pipes, who should pay? The administration explains that if the pipe belongs to the apartment it is the owner and if it belongs to the community the community pays. When there is this type of problem you must call the administrator who will send a professional repairman and he will inform us if the pipe is private or community.
- Works have been done without consultation.
- Proposal to have the meeting in July or September.

2.- Review and approve costs from year 2014:

	ESTIMATE	REAL COST
GARDEN AND POOL MAINTENANCE	4.320,00€	4.320,00 €
EXTRAS (1)	4.500,00€	4.391,00 €
COMMUNITY ADMINISTRATION	864,00€	864,00 €
WATER	850,00€	892,87 €
ELECTRICITY	700,00€	684,09 €
TAXES AND FEES	250,00€	214,22 €
BANK AND FINANCIAL COSTS	80,00€	63,91 €
TOTAL COST 12 MONTHS	12.164,00€	11.430,09 €
OWNERS QUOTAS		-12.000,00 €
FINANCIAL INCOME		-0,03 €
BENEFIT OF THE PERIOD		-569,94 €

Extras itemised:

31/01/2014	11,00	CANASTRA PREFILTER
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31/01/2014	2.550,00	CUT 4 PINE TREES
31/01/2014	540,00	REMOVE GARDEN CUTTINGS - HEDGES
31/01/2014	80,00	ANTORCHASIS
31/01/2014	30,00	BALADRE
28/02/2014	40,00	PLANT POTS
28/02/2014	50,00	HIBISCUS
28/02/2014	13,00	SOIL
30/06/2014	0,00	PICUDO PREVENTION
30/06/2014	45,00	PIPES FOR WATERING SYSTEM
31/07/2014	12,00	CONNECTION GARDENA
31/07/2014	316,00	POOL SHOWER
31/08/2014	22,00	TREATMENT ALGAS NEGRAS
02/09/2014	130,00	UNBLOCK WC PIPES
30/09/2014	392,00	POOL PUMP SILEN 100M
30/10/2014	10,00	PICUDO PREVENTION
30/10/2014	0,00	HERBICIDE 6 EUROS - FREE
31/12/2014	90,00	TRANSPORT CUTTINGS
31/12/2014	45,00	UNBLOCK DRAIN
31/12/2014	15,00	GARDEN TAP
	4.391,00	

The costs are approved unanimously.

3.- Review and approval of costs upto 30/06/2015:

WALKWAY REPAIR	935,00 €
GARDEN AND POOL MAINTENANCE	2.200,00 €
GARDEN EXTRAS	356,00 €
COMMUNITY ADMINISTRATION	432,00 €
WATER	243,44 €
ELECTRICITY	240,31 €
TOTAL COSTS 6 MONTHS	4.406,75 €
OWNERS QUOTAS	-7.000,00 €

Extras itemised:

28/02/2015	PICUDO PREVENTION	10,00 €
30/03/2015	PICUDO PREVENTION	16,00 €
30/03/2015	LEAF NET	14,00 €
30/04/2015	REMOVE BIGNONIA	96,00 €
30/04/2015	TRANSPORT CUTTINGS	30,00 €
30/04/2015	PICUDO PREVENTION	8,00 €
30/04/2015	ABONO	15,00 €
30/05/2015	TRANSPORTE CUTTINGS	30,00 €
30/05/2015	CHLORINE 25KG	119,00 €
30/05/2015	CONECTOR GARDENA	6,00 €
30/06/2015	PICUDO PREVENTION	12,00 €
TOTAL		356,00 €

The costs are approved unanimously.

4.- Vote the budget from 01/07/2015 to 30/06/2016.

Unanimously by those present it is voted that the budget is 8.000€ annually.
Therefore each house will have a quota of 1.000€

Payment options:

OPTION A) 1.000€ on 01/09/2015

OPTION B): 500€ on 01/09/2015.

500€ on 01/01/2016.

The community bank account is:

IBAN: ES77 0081 0550 1400 0124 5730

5.- Election of President, Vice-president and Administrator

- Unanimously by those present the post of President is renewed by Sr. [REDACTED], who accepts.
- The company Administraciones [REDACTED] is voted unanimously for the post of administrator and [REDACTED] accepts on their behalf as their representative.

6.- Review and approve the painting budget for next year.

As there are various owners who have painted this year it is not necessary for them to paint again. The estimate will be recalculated for the rest of the owners and will be paid as an extraordinary cost.

CASA 4 [REDACTED]: recently painted, not necessary

CASA 3 [REDACTED]: PAINT

CASA 6 [REDACTED]: PAINT

CASA 8: [REDACTED] PAINT

CASA 1: ¿????

CASA 2: ¿????

CASA 5: ¿?????

CASA 7: ¿????

These four owners must inform the administration as soon as possible.

Once painted this year, the next paint job will be for the whole of the community.

This work must be carried out before Easter.

7.- Change of lights in the community area.

The lights cannot be opened. Electrica Manresa will be asked to attend to replace them.

8.- Review water treatment, vote.

Unanimously it is decided to do nothing.

9.- Any other business.

- The privacy fencing must be fixed and attached correctly. The President has spoken to [REDACTED] and the cost will be approximately 250€. All those present are in agreement.
- An estimate will be requested to remove the tree that is next to the concrete table.
- The gardener will be asked for an estimate to remove the flower bed and tree that is already cut and tile over the area or to put cement in the stones so that the water whilst watering does not escape.
- The annual meeting will be held on the 21/07/2016. At Easter the owners present will have an informal meeting to prepare for the general.

The meeting finishes at 13.10 hrs, with the writing of the present minutes and with the President and the Administration being in agreement.