

**MINUTES OF THE EXTRAORDINARY MEETING OF THE
COMMUNITY URB MARINA CALA LONGA SOLARES 82 83,
LOCATED AT CALLE SA GOLETA 10-12 OF CALA D'OR. H57528309**

In Cala d'Or, on October 27, 2025, the extraordinary meeting begins at 16.00 hrs on second call, in the community itself, under the Presidency of Mr. So [REDACTED] and acting as secretary Mrs. [REDACTED] and having been convened in the time and manner as established by the Spanish LPH:

The community pool is in a state where it needs renovation. The purpose of this meeting was to debate the final details of the renovation – both regarding construction and financing.

AGENDA

1.- List of the owners present and/or represented:

Casa 1	[REDACTED]	PRESENT
Casa 2	[REDACTED]	PRESENT
Casa 3	[REDACTED]	PRESENT
Casa 4	[REDACTED]	NOT PRESENT
Casa 5	[REDACTED]	NOT PRESENT
Casa 6	[REDACTED]	PRESENT
Casa 7	[REDACTED]	NOT PRESENT – represented by Sören Heick
Casa 8	[REDACTED]	PRESENT (FaceTime)

In addition, the contractor, [REDACTED], participated to answer any questions.

2.- RENOVATION OF THE COMMUNITY POOL:

Before the meeting, the community had put out to tender the work of renovating the community pool to three contractors.

We received responses from 2 of the contractors:

Quote No. 1: [REDACTED]

- | | |
|--|-----------------|
| a) Renovation of the pool | 21,000.00 Euros |
| b) Establishment of salt system (change from chlorine),
Installation of lights
Stairs and handrailing
Pool edge
Change of filter sand to glass | 7,851.00 Euros |

total 28,851.00 Euros

Quote No. 2: [REDACTED]

- | | |
|---|-----------------|
| a) Renovation of the pool: | 22,576.03 Euros |
| b) Pool edge,
lights, without installation
stairs and handrailing,
skimmer | 11,459.88 Euros |

Total 34,035.91 Euros

Both quotes were sent out to community members via email on September 28, 2025, for comments and feedback. The quotes were debated both via email and via WhatsApp.

There was agreement among 7 owners to accept offer 1 for a total price of 28,851.00 Euro. No feedback has been received from house no. 4, [REDACTED]

3.- The following points were debated and adopted at the meeting:

Stairs in the corner of the pool: There was concern about the size of the stairs and the possible installation of a handrailing. [REDACTED] demonstrated how wide and how far the stairs went out, respectively. There was agreement on a staircase with a width of 1 meter and steps 1.2 meters into the pool (corresponding to 4 – 5 steps – will be finally specified when the exact depth is known after the renovation). Stair steps will be fitted with non-slip tiles.

It was decided that we will wait with the installation of the handrailing until later, when we assess whether this will be needed.

Change from chlorine pool to saltwater pool: There was agreement to make this change now, as despite installation costs, it will provide savings in the long term.

Pool tiles and edging tiles: It was decided that we will retain the same light blue colour of pool tiles as we have now. Beige/sand-colored edgings will be installed with a non-slip surface that is easy to sit on. (Pictures have been sent out to members with examples of colors). It was decided to put the same tiles in the shower at the same time.

Lighting: It was decided that the 2 lamps that will be installed on the northern side of the pool (the side facing houses 5 – 8) will be equipped with white light (LED lamps).

New filter for the pool pump: The existing pool filter needs to be changed every 4 to 5 years and it was decided to change the filter from the current sand filter to a glass filter, as it has almost twice as long a lifespan.

The work can begin when the last owners have left (house no. 3 will be here until November 15th). [REDACTED] expects to spend about 6 weeks on the renovation and since he is expecting a baby on December 24th, it is possible that he will not start work until January.

4.- Regarding financing:

28,851 Euro must be paid for renovation etc. This corresponds to 3,606.38 Euro per house. However, we have received feedback from house no. 4, [REDACTED] that she will not pay for this renovation until her house has been sold (it is not yet for sale!). Since the renovation is necessary and we have made a decision to carry it out now, the cost should therefore initially be divided between 7 houses, but house no. 3, [REDACTED] does not want to participate in this temporary coverage of the cost for house no. 4, [REDACTED] and they also do not have the opportunity to make their full share of the payment now. However, the pool must be renovated, and this new distribution of the cost has therefore been made.

House no. 1,2,5,6,7 and 8 pay: $3,606.38 + 601.06 (1/6 \text{ for house no. 4}) = 4,207.44$ Euro
House no. 3 pays: 1,200 at the end of October, 1,200 at the end of December and 1,208 at the end of February

House no. 4 pays: 3,607 + interest when the house is sold. (This amount will, when paid, be distributed between houses 1,2,5,6,7 and 8).

The payment to the constructor will be as follows:

50% at the start of work

30% when the tiles are fitted and

20% when the work is completed

Agreement on the renovation and financing is approved unanimously.

The community bank account to where payments are to be made is:

BancaMarch: [REDACTED]

5.- Any other business.

- It was proposed and decided that interest may be charged in future in connection with non-payment of services to our community. It was agreed that agreements can be made on alternative payment methods. This must be agreed and decided at the community's official meeting.

Future measures for non-payment:

1. Owners must pay community fees and all other duly approved common expenses on time.
2. In the event of late payment, interest shall accrue at the legal interest rate in Spain plus an additional 2% per annum, calculated from the due date until full payment is made.
3. The Community may charge reasonable administrative and recovery costs related to collection of outstanding amounts.
4. Owners in arrears may be temporarily denied use of non-essential communal facilities, in accordance with Articles 9 and 21 of the Spanish Horizontal Property Law (Ley de Propiedad Horizontal).

It is approved unanimously

- Our current arrangement with a gardener and pool maintenance is becoming increasingly inadequate. The constructor, [REDACTED] has offered to take over the future maintenance of our pool. He will also be helpful in finding another gardener. We will be receiving quotes for these works and will communicate this when we hear more.

The meeting finishes with the writing of these minutes at 17.30 hrs.

[REDACTED]
Presidente/Administrador