

MINUTES OF THE GENERAL MEETING OF PROPRIETORS OF URBANIZATION PUERTO MARINO – GRAN ALACANT PHASE I (BLOCKS 6-7-8-9) Avda. Finlandia, 4 in Gran Alacant (Santa Pola) HELD IN SANTA POLA ON 25TH APRIL 2009

Proprietors present at the meeting or represented by other people:

BRENDAN GLYNN	LOURDES MARTINEZ GONZALEZ
KENNETH GEORGE PRIME (R)	JOAQUIN MOLINA PIÑERO
VIVIEN COURTIER	JOSE RUIZ ESTEBAN
WILLIAM EDWARD TUCKFIELD	PHILLIP REDFEARN
CHRISTOPHER SAMUEL COLLIGAN	GEOFFREY ALAN SLAUGHTER
ADRIAN DAVIES	DAVID GEORGE WATKINS
GEOFFREY HAMILTON HARDER	JOSEPH LEATHERBARROW (R)
B & V GILTHORPE (R)	GEOFFREY VINCENT WALKER (R)
JOYCE EUNICE THOMPSON	GARY BROOKING (R)
CHRISTOPHER CHARLES FARNCOMBE	THOMAS ERIC GREEN
JAMES FULCHER (R)	DAVID STEVEN FRENCHUM
ROBERT JAMES SAUNDERS (R)	TERI CHRISTINE BARTRAM-HILL
NORMAN SHANLEY	JOSE MARIA MENDEZ CASARES
JULIA DIANE JOHNS (R)	DAVID WYN JONES (R)
TERENCE GORDON BASKERVILLE	KENNETH PATRICK MOORE
BERNARD ALLAN HILL	JILL IRENE CLARK
NORMAN JOHN SPRING	MARION GAIL LACEY
JAMES GIBSON	DAVID BROWN
GERMAN ALMENA GRUESO	PAULA MIRALLES PEREZ
MICHAEL DECLAN HEDDERMAN (R)	TERENCE JOHN PERKS (R)
MARGARET HOLDNALL	PHILLIP CHRISTOU
M ^a CARLOTA SANCHEZ DE LA TORRE	GEOFFREY DAVID ROBERTS
THOMAS HANNAH	KEITH POVEY
JOSE JULIAN MARTIN DE ROJAS (R)	PETER JOHN TALLANTYRE (R)
GEOFFREY WILSON	JULIAN HEREDIA MORCILLO
CHRISTINE MAY MOODY	KENNETH BARRY MILLAR
GARY HAMMERTON (R)	WILLIAM NEAL THORTON DAVIDSON
DAVID JOHN LEAMAN	TERENCE HESS (R)
PABLO MARTIN BERGON PALADINO	FRANCES BARBARA HARRISON
NIGEL LESLIE WILKINSON	ALEXANDER WILSON THOM (R)
JEFFREY DAVENPORT	

In Santa Pola at 10.30 a.m. on 25th April 2009 the undersigned (members of the Community of Proprietors of Urbanization Puerto Marino – Gran Alacant Phase I, Blocks 6-7-8-9, Avda. Finlandia, 4 in Gran Alacant, Santa Pola) met in the “Palacio de Cristal” of the Hotel Marina Palace of Santa Pola in order to attend the General Meeting prior notification sent by the President. 30 minutes grace was given in the absence of a quorum at the appointed hour.

According to the Housing Act, the following issues were discussed in the presence of a quorum.

1º) ECONOMIC INFORM YEAR 2008/2009 OF THE COMMUNITY OF PROPRIETORS. RECOVERY OF NON PAYMENTS COMMUNITY FEES.

The proprietors present at the meeting received a financial report which was explained and discussed. After analysing all its points and answering the questions raised by the owners, the community balance up to 31st March 2009, broken down into different headings, was unanimously approved. The proofs of payment and expenses had already been reviewed and approved by the President and Vice-president of the Community:

TOTAL INCOME / INITIAL BALANCE.....	63.887,66 €
TOTAL EXPENSES.....	66.091,14 €
UNPAID QUOTAS IN THE COURT.....	2.270,00 €
UNPAID QUOTAS.....	6.325,00 €
DIRECT DEBIT NON PAYMENTS.....	4.000,00 €
BALANCE IN FAVOUR OF ADMINISTRATOR.....	-15.342,74 €
BALENCE OF BANK ACCOUNT.....	544,26 €
<u>COMMUNITY BALANCE</u>	<u>-2.203,48 €</u>

Outstanding fees certified in these minutes are the total amount of houses and proprietors which have not paid some community fees and have an outstanding balance . The persons present have unanimously authorised the General Committee, the President and the Secretary/Administrator of the Community, to lodge the corresponding judicial documentation regarding the process detailed in article 21 of the Community Law (Admonitory Process).

For general information the list of non payers will be published on the notice board of the Community.

<u>Nº HOUSE</u>	<u>PROPRIETOR</u>	<u>AMOUNT</u>
PM- 007	ANTONIO FRANCHINI	375,00 €
PM- 014	IAN WILLIAM HARROWER	375,00 €
PM- 029	FRANCIS CANDLISH	375,00 €
PM- 038	BRIAN NEW	375,00 €
PM- 057	WILLIAM HENRY WHITFIELD	375,00 €
PM- 119	SIMIN JOHN VENNI	375,00 €
PM- 120	PAUL J. HARDMAN	375,00 €
PM- 122	STEPHEN PAUL HARRISON	375,00 €
PM- 163	SHAUN ANTHONY GORMAN	375,00 €
PM- 235	WILLIAM BLAISE HARVEY BRUNKER	375,00 €
PM- 016	FRANCIS CANDLISH	625,00 €
PM- 020	CHRISTOPHER PRICE	375,00 €
PM- 039	JOHN GEORGE BATEY	625,00 €
PM- 082	MICHAEL ANDREW GODDEN	1.135,00 €
PM- 084	LAWRENCE MICHAEL CANDLISH	625,00 €
PM- 117	JASON CARROLL	625,00 €
PM- 121	PAUL VINCENT BRETT	625,00 €
PM- 126	ADAM PHILIP HEMMINGS	625,00 €
PM- 144	IDA WEMMINE TINI HICKS	1.135,00 €
PM- 247	DAVID JAMES WEBSTER	625,00 €

2º) ELECTION OF OFFICE HOLDERS

The following people were elected in the General Meeting of Proprietors:

PRESIDENT: Geoff Wilson (Manzana 9)

Vice-presidents:

Terry Lacey (Manzana 6)

Robert Moody (Manzana 9)

Mª Antonia Caballero (Manzana 6)

Both English and Spanish proprietors are welcome to join the Committee in order to co-operate in the running of the Community. A list of the candidates' names will be placed in the Community's notice board.

Mr. Francisco A. Castells Mora (33.480.646-Y), Estate and Land Agent with Nº 1218 of the College of Estate and Land Agents of the county of Alicante, was reappointed to hold the office of Administrator-Secretary by the unanimity of the owners present at the meeting.

3º) MATTERS ARISING FROM THE MINUTES OF THE AGM 2008

1º) Manzana 9 pool is being repaired and the builder is being sued for the cost of the repairs

2º) We are waiting the approval of the Urbanistic Plan of Santa Pola, to request the Council to pay the expenses for Electricity for the street lights.

4º) APPROVAL OF THE BUDGET FOR THE YEAR 2009/2010. PROPOSAL OF REPAIRS AND WORKS.

A provisional budget of 285,00 € per each household of the Community (Blocks 6-7-8-9), in turn a global amount of 61.845,00 €, was proposed for the year 2009/2010, from April 2009 to March 2010, the budget was approved by the unanimity of the people present at the meeting.

PROVISIONAL BUDGET OF INCOMES FOR THE YEAR 2009-2010

* COMMUNITY BALANCE TO MARCH 2009	2.204,00 €
* ELECTRICITY SUPPLY STREET LIGHTS	7.000,00 €
* ELECTRICITY SUPPLY POOL / PUMPS	5.000,00 €
* WATER SUPPLY	6.000,00 €
* WATER PUMPS MAINTENANCE	500,00 €
* COMMUNITY INSURANCE	400,00 €
* EXTERNAL MAINTENANCE COMPANY	12.000,00 €
* ADMINISTRATION FEES	9.062,00 €
* PAY 50 % BROKEN PIPE MANZANA 9	2.200,00 €
* REPAIRS / MAINTENANCE / REPLACE PUMPS	4.000,00 €
* POOL ATTENDANTS SUMMER 2009	6.000,00 €
* FUND FOR UNEXPECTED EVENTS	3.000,00 €
* OTHER GENERAL EXPENSES	1.767,00 €
* RESERVE FUND	2.712,00 €
(According Article 9 Housing Act)	

TOTAL **61.845,00 €**

217 Year instalments of 285,00 € per each proprietor according to the following

Vto. 15/05/09 QUOTA FROM APRIL 2009 TO MARCH 2010 285,00 €

TOTAL	285,00 €
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TOTAL AMOUNT-YEAR 285,00 €

WAY OF PAYMENT

-- Direct Debit (Providing your bank details to the administrator)

-- *Transference to the community bank account number*

CAJAMURCIA 2043

OFICINA 0470

D.C. 37

Nº CUENTA 0200001116

For Payment from Other Countries you can use:

Swift Code: CECAESMM043

I.B.A.N. CODE: ES6620430470370200001116

5º) SECURITY OF MANZANA 8 POOL AREA

5°-1) OPTION 1: To fence off the end of the pool near to the communal area, to raise the height of the pool gates and to put gates at entrances to the walkway which surrounds the pool.

5°-2) OPTION 2: To improve the security of the whole community area by raising the height of the gates at both ends, fitting improved gates closers and improving the access for the disabled.

Manzana 8 pool and community area security. After a lively discussion about merits, costs and the effects on access to the area, it was agreed that the proposal Option 2 should be accepted. Work would commence in May when Community Fees were paid.

6°) RETROSPECTIVE APPROVAL OF UNDER-BUILD FOR THE PURPOSES OF INCLUSION IN THE PROPRIETORS DEEDS FOR THE PROPERTY (PM-52 / PM-54)

Community approve the modifications of the houses PM-52 and PM-54 to add to the deeds of the property unanimously. Improvements to a further property was also accepted.

7°) MATTERS OF GENERAL INTEREST. ANY OTHER BUSINESS

7°-1) PLANNING PERMISSION AND THE CONSTRUCTION UNAUTHORISED OR ILLEGAL STRUCTURES

General Advise: Any proprietor who wants to do some brick work, or changes in the external appearance of his property must request consent from the community and the neighbours affected.

Commercial Properties: Motion was put forward that not more properties should be allowed to be converted for commercial use or commercial signs erected. Approved by the unanimity of the people present at the meeting.

Any Other Business:

* Manzana 6 car park. The Administrator was requested to investigate the possibility of making the gates tamper proof.

* Graffitis on the rear walls of properties facing the N-332 road. It was agreed that the owners are responsible for removal. The President will write to each owner.

* It is proposed to change the shower system of the both pools (Manzana 8 and 9) installing percussion taps.

* Carrob Tree: There is a concern by some residents that the tree is not safe. A written assurance is required from the Ayuntamiento or the tree should be removed. There are branches overhanging the road, these need to be cut back.

* Post Box Security: It was proposed that glazed doors should be fitted to the post boxes to improve security and prevent unwanted publicity leaflets. This will be investigated but proprietors are reminded that proposals requiring investigation and costing etc. should be submitted prior to the AGM. It is not likely that finance will be available during this year.

As all points on the agenda had been dealt with, the meeting finished at 1:30 p.m. in the place and date indicated above. I, the Secretary, ATTEST the content of the present minutes.