

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 24TH APRIL 2010

Proprietors present at the meeting or represented by other people:

LOURDES MARTINEZ GONZALEZ	NIGEL LESLIE WILKINSON
JOAQUIN MOLINA PIÑERO	ALEXANDER WILSON THOM
WILLIAM EDWARD TUCKFIELD	CHRISTOPHER SAMUEL COLLIGAN
JOACHIM LANGE	JOSEPH LEATHERBARROW
B & V GILTHORPE	GEOFFREY VINCENT WALKER
WILLIAM HENRY WHITFIELD	THOMAS ERIC GREEN
DAVID STEVEN FRENCHUM	DAVID JOHN LEAMAN
ROBERT JAMES SAUNDERS	TERI CHRISTINE BARTRAM-HILL
NANCY SHANLEY	MANUEL GARCIA LADREDA
JULIA DIANE JOHNS	TERENCE GORDON BASKERVILLE
MARION GAIL LACEY	DAVID BROWN
DANIEL JOHN KING	KENNETH BARRY MILLAR (R)
JOAN FEABES	WILLIAM NEAL THORTON DAVIDSON
MARGARET HOLDNALL	PAUL CLAUDE GONDRAN
MARIA CARLOTA SANCHEZ DE LA TORRE	CHRISTINE MAY MOODY (R)
GEOFFREY DAVID ROBERTS	WILLIAM TERENCE MORGAN
GARY LARKIN (R)	JULIAN HEREDIA MORCILLO
ALEXANDER NICOL (R)	KEITH POVEY (R)
JOHN WILBY (R)	JOSE LUIS MARTIN DE ROJAS (R)
PETER JOHN TALLANTYRE (R)	GEOFFREY WILSON

In Santa Pola at 10.30 a.m. on 24th April 2010 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 2009/2010 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 2010, 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.....	59.641,52 €
TOTAL EXPENSES.....	67.204,18 €

UNPAID QUOTAS IN THE COURT.....	5.260,00 €
UNPAID QUOTAS.....	2.280,00 €
DIRECT DEBIT NON PAYMENTS.....	2.320,00 €
BALANCE IN FAVOUR OF ADMINISTRATOR.....	-17.984,67 €
BALANCE OF BANK ACCOUNT.....	562,01 €

COMMUNITY BALANCE **-7.562,66 €**

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- 004	DAVID ROBERT CHESHIRE	285,00 €
PM- 007	ANTONIO FRANCHINI	660,00 €
PM- 013	MARGARET JOAN PEARS	285,00 €
PM- 038	BRIAN NEW	660,00 €
PM- 046	ADRIAN DAVIES	285,00 €
PM- 060	DON OVIDIU DEAC	285,00 €
PM- 105	EDWARD AVIS	285,00 €
PM- 116	STEVEN MURREY	360,00 €
PM- 120	PAUL J. HARDMAN	285,00 €
PM- 122	STEPHEN PAUL HARRISON	660,00 €
PM- 117	JASON CARROLL	910,00 €
PM- 121	PAUL VINCENT BRETT	910,00 €
PM- 126	ADAM PHILIP HEMMINGS	910,00 €
PM- 144	IDA WEMMINE TINI HICKS	620,00 €

2º) ELECTION OF OFFICE HOLDERS

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

PRESIDENT: David Steven Frenchum (Manzana 8)

Vice-presidents:

Rosemary Walker (Manzana 8)

Robert Moody (Manzana 9)

Emilio Pérez López (Manzana 6)

Geoff Wilson (Manzana 9)

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 N° 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.

3°) APPROVAL OF THE BUDGET FOR THE YEAR 2009/2010. PROPOSAL OF REPAIRS AND WORKS.

A provisional budget of 335,00 € per each household of the Community (Blocks 6-7-8-9), in turn a global amount of 72.695,00 €, was proposed for the year 2010/2011, from April 2010 to March 2011, the budget was approved by the unanimity of the people present at the meeting.

PROVISIONAL BUDGET OF INCOMES FOR THE YEAR 2010-2011

- * COMMUNITY BALANCE TO MARCH 2010
 - * ELECTRICITY SUPPLY STREET LIGHTS
 - * ELECTRICITY SUPPLY POOL / PUMPS
 - * WATER SUPPLY
 - * WATER PUMPS MAINTENANCE
 - * COMMUNITY INSURANCE
 - * EXTERNAL MAINTENANCE COMPANY
 - * ADMINISTRATION FEES
 - * REPAIRS / MAINTENANCE / REPLACE FILTER
 - * POOL ATTENDANTS SUMMER 2010
 - * FUND FOR UNEXPECTED EVENTS
 - * OTHER GENERAL EXPENSES
 - * RESERVE FUND
- (According Article 9 Housing Act)

TOTAL

217 Year instalments of 335,00 € per each proprietor according to the following

Vto. 15/05/10 QUOTA FROM APRIL 2010 TO MARCH 2011 335,00 €

TOTAL	335,00 €
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TOTAL AMOUNT-YEAR 335,00 €

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

N° CUENTA 0200001116

For Payment from Other Countries you can use:

Swift Code: CECAESMM043

I.B.A.N. CODE: ES6620430470370200001116

4º) COMPLETE THE SECURITY OF MANZANA 8 POOL AREA

Manzana 8 pool and community area security. After a lively discussion about merits, costs and the effects on access to the area, after the works done last year, it was agreed the proposal to install a gate in the pathway beside the pool gate and study to improve security and prevent people climbing into the pool area. The works will be financed with the ordinary budget, and will started after the 15th May 2010 (due date of the fees).

5º) MATTERS OF GENERAL INTEREST. ANY OTHER BUSSINESS

5º-1) INFORMATION ABOUT ENGLISH TV SYSTEM

A proposal had been made to install an UK TV system as a community project. The system has not received sufficient support and the estimates of 31000 euros could not be financed by the community budget.

The proposal could precede as a privately funded project if there were sufficient proprietors in a particular Manzana interested. However this would need a detailed plan of installation and funding before the approval could be put the community at the AGM.

Any Other Business:

* Dogs: A complaint was made about the problems caused by dogs owned by proprietors and tenants.

* Dog Excrement: Not all owners clean up after their dogs.

* Dogs not on leads: Dogs are frequently let off their leads on the urbanization. There are sufficient signs around the urbanization.

* Dogs left to bark all day or night: This is a serious nuisance to the neighbours of dog owners. All owners are reminded of the need to have more consideration for the tranquillity of their neighbours.

All of the above are covered in detail in the rules of the urbanization.

* Pool Security: After the locks were changed last year, a problem arose a proprietor giving copies of the keys to people living in Puerto Marino Phase 2. This resulted in an aggressive response when they were asked politely to leave. You can invite a guest into the pool but you must accompany them and be responsible for their conduct.

It is not permissible to give keys to the pool to unauthorised persons. Any problems in the future will be firmly dealt with within the law. This includes the abuse or disregard for the pool rules.

As all points on the agenda had been dealt with, the meeting finished at 1:15 p.m. in the place and date indicated above. I, the Secretary, ATTEST the content of the present minutes.

