

Minutes of the Ordinary Assembly of the Neighbourhood Association of the Camping Villas Caravaning La Manga

The Assembly will be held on August 7, 2020, in the area set aside for this purpose on the community esplanade of the campsite in front of the chapel. It will be held at 7:30 p.m. on the second call, and will be attended by members and representatives of the following plots:

A-064, A-096, B-003, B-017, B-037, B-038, B-039, B-048, B-058, B-079, B-092, B-098, B-122, B-137, B-139, B-145, B-149, C-004, C-005, C-007, C-009, C-015, C-040, C-041, C-060, C-144, D-019, D-046, D-048, D-050, D-051, D-061, D-072, D-077, D-083, D-084, D-089, D-133, E-001, E-006, E-010, E-014, E-016, E-040, E-042, E-043, E-050, E-067, E-070, E-085, E-088, E-095, E-100, E-102, E-104, E-106, E-131, E-144, F-023, F-038, F-042, F-050, F-051, F-061, F-065, F-069, F-087, F-103, F-105, F-121, F-127, GH-010, GH-011, GH-013, GH-015, GH-021, GH-084, GH-152, GH-154, GH-186, M-011, M-026, M-057, N-002, N-031, N-032, N-041, N-141, O-039, O-082, PQ-081, PQ-158.

The assembly begins with the attendance of our lawyer Pedro Antonio Martínez and the members of the Board of Directors, Juan García García, José Luís Cano Pérez, José Manuel Zamora Perea, Tomás Estévez Andrés, Rosa María Hernández López, Teodosio de Juana López, José Ochando Saura, Mercedes Isabel Ayala Morell, Juan De Dios Hernández Fenollar and Ángel Rodríguez Sotillo.

Attendees are requested to keep the distances recommended by the health authorities as well as the mandatory use of masks to counteract as much as possible the adverse effects of the Covid-19 pandemic.

Before proceeding to the points announced in the call, our president gave an account of the normal way in which the demonstrations called in July in compliance with our rights have been carried out, in which, in contrast, the incongruity was highlighted by the presence of the Guardia Civil trying to dissolve us, since these demonstrations are taking place inside our premises and therefore without any competence to intervene in this matter in any way. This image deteriorates the rigour of the Corps and calls into question its authority, especially when the demonstrations are approved and authorised by the Government Delegation and announced in advance to both the Command of the Benemérita in Cabo de Palos and the Administrator of the Campsite in time to make their own forecasts and everything flows in an orderly manner.

The agenda was then implemented:

One. Reading and approval, if appropriate, of the minutes of the assembly of 2 August 2019

The Secretary José Manuel Zamora reads out the minutes of the ordinary assembly of the previous year 2019, and once it is over, the attendees are asked to agree or object, which was unanimously approved.

Two. Information on the steps taken.

Juan García begins by thanking all those who participated in the cleaning and sanitation of the plots affected by the earthquake last September, both residents of the campsite and external volunteers from Cartagena and Murcia, a task that was managed by our Association, contrary to what the Administrator tried to claim by believing that it was personnel sent by the City of Cartagena. In other words, no idea of the origin or concern on the part of the administrator to resolve as soon as possible an imperative need in those moments of tragedy and uncertainty, as well as inoperative in the management of the situation when it was most needed to reassure the owners at its peak. Apparently, in subsequent repairs by the campsite staff to those affected, some were treated favorably to the detriment of others who had to make use of their rights with the help of lawyers.

Following the steps taken, it was also declared that last August 22nd a representation of our Association was together with other associations of the Federation in a meeting in Playa Paraiso with the top leaders of the Psoe in the region to discuss the issue of the Mar Menor. We were told that the Law of the Mar Menor is very clear and that the objective of "zero discharge" is very present and that they would do whatever was in their hands to give more weight to these laws and to comply with them. We don't really know if much or little is being done, but it is true that more and more sand is being poured onto the beaches, which we believe contributes, along with the mudflows in the storms, to raising the level of the sea bed. It is not very ironic if we say that if we continue like this we will soon reach the Manga on foot in a straight line in the middle of the sea. We believe that the more we let nature act on its own, the sooner it will find the necessary balance and the better it will be for the rest of us.

Our Association actively participated in the macro-demonstration on October 30th in Cartagena where we gathered more than 50,000 people in defense of the Mar Menor, where it seemed that something would be advanced in that struggle. Unfortunately, days later there were regional elections with the result that we all know, it is not necessary to go any deeper to know that very probably it will be necessary to call again another multitudinous demonstration so that they take seriously once and for all the defense of the Mar Menor. In this sense we were also recently at one of the demonstrations that are being called every Saturday in Los Alcazares.

We have had contact during this exercise with at least three surveillance companies; one of them has a tracking system of the guards themselves through gps systems, which facilitated the location in real time and direct contact with each of them in order to solve any problem immediately with the closest one, this service would have made possible the tracking both from reception and some authorized by our Association. The cost was going to be practically identical to what we have with the current company, but the administrator flatly refuses to replace it; we can guess the reasons, and that is that this company is at the unconditional service of the administrator's wishes. There was one nationwide company that we had a very straightforward year in its assignment, which they treated with hostility so that I would abandon it and replace it on the grounds of cost savings.

With reference to the installation of individual light meters, we announce that it is very difficult to carry out due to the refusal of the Administrator to supply the energy she contracts, as she does now. We continue to observe that he does not give a convincing explanation for his refusal, and if he does, it is absurd since Capfún does control the consumption of his plots with individual meters. We went so far as to propose that part of the statutes be modified so that the meters would be paid for by the owners in a single payment, but not even then did they agree to the proposal, theirs being to contract energy individually with the Electricity Company, something impossible given the lack of regulations in our individual installations and that the cost would be much higher than what we would currently pay for this concept. Another lucid alternative of this Administrator was to install individual suppliers after payment by card, to which we refused because we saw that behind this proposal there is "hidden business" and apart from that we were not going to improve at all. In any case, we will not relent in our attempts and will insist as many times as it is necessary, since a progress in this sense implies a more equitable distribution of the General Expenses.

After last year's Dana, requests have been made for a meeting with the Cartagena City Council to try to obtain aid. The Administrator played with the fact that the City Council did not help us because a complaint from the "Podemos" political party had intervened and that is why the City Council refused to help us. We believe that this argument is exclusively due to the obsessive and politicized mentality of the person who manages us; the competent councilor of the town hall informed us that our campsite, like other urbanizations, is catalogued as private property and therefore everything public has priority for help with machinery and resources, relegating us to a later order of priorities.

As far as access control is concerned, we had several interviews with the company Chip Digital, which provided us with a people control system consisting of the classic bracelet as it was one of the most economical, its cost was going to be about two euros per bracelet, and it guaranteed exact real-time control of the people on the campsite at all times. We have had this aspiration to control access for a long time, but we understand that today it is more necessary than ever, because the Covid-19 pandemic has aggravated the situation of helplessness inside our premises, making it necessary to control people, and we dare to say that it is obligatory. Even so, this administrator refuses again to apply it with the excuse this time that it is late, we suppose that it is not to hinder other interests unrelated to their function in our campsite, such as providing anyone with convenient access to the restaurant that also run on the beach. We all know that the reception allows the entrance to any person who with one euro comes to spend the day using our facilities just to say that they come to visit a family member without even contrasting it. We are aware of cases of infection by Covid and at no time has such a circumstance been revealed, we act hermetically and we believe that we have the right to know everything that happens on our campsite.

Regarding the reduction of the street level we were in contact with two companies, the first one demanded 8000 Euros only for the paperwork required, which we discarded and the second one argued that no paperwork was necessary but that it could not carry out the work because of its exclusive dedication to the Administration. The truth is that on the part of the Administrator there is no intention of lowering the streets, but increasing their level more and more with tons of sand and gravel, since it seems that this favors some company linked or benefited by the director.

The administrator intends to draw up a list of illegal works, which we do not oppose but we do demand that you bring it to our attention in case there are any more that we consider adding, and if there are any that we do not share that should be discussed.

We recently stated again that we need to know the status of the accounts at least until June 30th since they are applying the 2019 quota (without the spill). These budgets included a series of unrealized items such as improvement of children's games, two paddle tennis courts and replacement of some video surveillance cameras that were damaged by the Dana, All this means approximately 60 or 80,000 Euros that should not enter into the budget because it does not seem that they will be made presumably, in addition there are items that will necessarily be below the budget as water and electricity as the state of confinement that we suffered the months of March to June has not allowed any movement of people to the campsite and therefore there will be less expenditure. A few days ago, we insisted on our interest in reviewing expenditure so far this year in order to give an account in this House, but they are dragging their feet by claiming that they do not yet have their accounts up to date.

The number of workers employed by the Community continues to fall. They have not been in a hurry to hire the minimum number of staff needed to attend to our needs before the high summer season, hence the latent neglect of the maintenance of the premises. It seems that the demonstrations called in July have activated the hiring of 6 people to help in the pruning of hedges that invade the

streets and thanks to this, at least, the streets seem wider while it seems that with some exceptions is being respected somewhat not to park the vehicles in the streets and toilets which favors to obtain an image of normality within the chaos in which we are.

At the recent meeting of the Board of Directors, we decided to opt for the result obtained at this Assembly to decide whether we should continue with the series of demonstrations we have been calling for, as well as whether we will get a response from the Administrator to attend to us, which up to now has been silence on all the issues raised. We understand that we will not be approving any budgets in the future. Nor does it seem that they will convene a community assembly in September under the pretext of the health regulations; we think that it is not a problem if we stick to the aforementioned regulations because there are means, perhaps what they lack is will.

Then, our lawyer Mr. Pedro Martínez took the floor and, after thanking us for the trust we have placed in him over the years in his dealings with our Association, he explained to us in general what his work consists of, as an advisor on all the writings, decisions, press releases that we write, etc. and not to fall into any errors of wording and interpretation that may occur and that may legally hinder our objective and claims. He then informed us of the last request we made of him in this last exercise, which can be summed up as our primary desire to change the current Administrator for an external one who will carry out her duties with the honesty we desire. D. Pedro, informs us of the serious difficulty, almost impossible, to achieve it making a little history; the Company Apargandi promoter of this complex, reserved for life the administration of the same one and under that premise this camping was constituted, later that company sold to the company that at the moment administers Caravaning Costa Cálida, not only the plots but also the right of administration. Within the difficulty of this task, D. Pedro, gives us a slight hope. We have initiated proceedings at the Regional Competition Service. Article II of the Law on the Defence of Competition states: ". . . It is forbidden for one or more companies to abuse their dominant position in all or part of the national market. Abuse may consist in particular in: the direct or indirect imposition of unfair prices or other unfair trading conditions or services". It is true that Costa Cálida has the right to enforce its position as Administrator, but there are also laws. Last October, we filed a complaint with this organization based on this article. It seems that for the moment, everything has stopped in the courts due to the health circumstances, but it has to be resolved at some point. Even if the resolution is not favorable to us through administrative channels, there will always be the option of denouncing it through judicial channels. D. Pedro believes that the courts are recently predisposed to resolve these situations in a favorable manner, and recalls in this regard the resolutions of the ground clauses in the mortgages that were ruled in favor of the buyer who was intended to be paid. Another of the collaborations of our Lawyer is in the control of the legality of the agreements adopted in the Assembly of the Meeting of the Community, this year still has not been celebrated, it seems that it was summoned in March, but I do not get to be carried out by the confusion that caused the appearance of the pandemic. However, our lawyer insists that we must demand that it be done by all means, since there are many ways to do so in compliance with current legislation, especially when it is an exercise as atypical as this 2020. Finally, Mr. Pedro reminds us that following the fall of the palm trees due to the winds last January, any damage caused by this must be restored by the Administrator or, if necessary, the insurance company contracted; this is true insofar as the palm trees are protected elements and are the property of the Community.

Next, a space of questions is opened in which a neighbor manifests to be in disagreement with the installation of light meters by the aggravating factor that supposes to pay a minimum and specially because it would force the delinquent ones that would lack this service given their condition, to commit the illegality to make electrical bridges with neighbors' electrical panels; it is responded to him that already it has been exposed previously that serious difficulty exists with this administrator to arrive at good end with this question, that if it is possible, theoretically would have to be made with total guarantee to which if we enjoyed the service.

Another neighbour asks about the parking spaces for the disabled, where they are and if they are going to be made available in case they do not exist; the answer is that this is the first time that this question has been asked, that we will have to refer this question to the Administration and we will do so to see what provision there is in this respect, we all know that the parking area we use to the left of the two main streets is not such, as it is a walking area, but we will still investigate if there is any solution in this respect.

Another neighbour regrets the lack of security at the campsite, as she usually only comes for a couple of months a year and was surprised that her TV was stolen with the impotence that nobody answered for it. As a complaint in another sense, he explains that he cannot take the children to the slides because they are allowed to enter even with payment. He is told what we all know and that is that Capfun has chosen this year to reverse its decision last year to allow even a couple of hours on one day of the week to use its facilities. In this sense, we also have in the hands of our lawyer such a circumstance since everything is evidence of some irregularity at the time of conceiving this administration the good operation of its task.

Another neighbour asks, firstly, what is being done about the issue of rat extermination in the campsite, whether a complaint should be filed with the collective or individual health authorities, since the state in which we find ourselves with the invasion of these rodents is alarming; and secondly, he expresses his indignation at the zeal that the Civil Guard is putting into, with the close monitoring that they do of our demonstrations, in comparison with the passivity or lack of action in mass events such as those that occurred with the rise of the Cartagena CF, the Cádiz or the Sabadell, in which neither safety distances nor masks were observed. To the first exposition of is answered that CAES that is the company contracted for the control of plagues, passes its corresponding invoice of maintenance reason why it is supposed that it must put the necessary means to fight this invasion of rodents, nevertheless in the last meeting with the Administrator we put this incidence on the table to which they answered to us that they

would transfer it to the company. In any case, given the magnitude that it has taken, it would not be out of place for us to try to alleviate this unprecedented grievance in our plots as well.

Three - Balance sheet of income and expenditure 2019 and budget 2020

Attendees are reminded that documents reflecting the 2019 balance sheet of income and expenditure, as well as the 2020 budget, were attached to the call for the Assembly. Then our treasurer Tomás Estévez made a summary of the balance sheet and said that at the board meeting it was approved by majority that for the year 2021, the fee will remain at 20 euros.

This item was adopted unanimously.

After this approval our president gave a brief explanation to explain the reason for the 20 euro annual fee, summarizing that it is to maintain and even increase the guarantee mattress towards a large invoice corresponding to legal services that may fall on us and that we are waiting for it to be resolved. As soon as we have the resolution of this and as it turns out we could reduce the fee to a merely symbolic amount.

Four-Questions & Answers

This section of the Assembly is open and we take this opportunity to vote on the suitability of continuing with the series of demonstrations we have been holding, moving two new demonstrations to August, specifically on 12 and 19, obtaining the result of YES unanimously.

Despite having answered several questions from the attendees in section II Information on the steps taken, the questions continue, this time it is to our lawyer that an owner questions whether the campsite could have the first right to purchase the expropriated plots, to which he is answered that he understands that by saying the campsite, he is actually referring to the Administrator, if so, our lawyer clarifies that the administrator is an owner like any other of this campsite, so he has no priority rights whatsoever.

Another neighbour asks that they should regulate the issue of bus timetables as this is deficient for those who live here all year round, to which the reply is that we understand that it concerns winter timetables, so we will try to find out about these and see what can be done in this respect.

Another neighbor protests about the poor conditions of the garbage collection dumps, the dirt in them and asks for responsibility to be cleaned up. The answer is that the property of these containers belongs to the community, although they are usually cleaned by the City Council officials, sometimes they are required to do so. We will pass on the complaint to the Administration.

And without further business, the Assembly ends at 8. 53 p. m. on the day referred to in the heading.

Fdo. Juan García. Presidente.

Fdo. José Manuel Zamora Perea