

Minutes of the Ordinary Assembly of the Residents' Association of Camping Villas Caravaning La Manga.

The Assembly will be held on 05 August 2022, in the space provided on the communal esplanade of the campsite in front of the chapel and at 19:30 hours on second call with the attendance of members and representatives of the following plots:

A-064, A-118, B-003, B-017, B-037, B-038, B-039, B-040, B-058, B-079, B-080, B-092, B-094, B-098, B-102, B-137, B-139, B-141, B-142, C-007, C-009, C-015, C-036, C-057, C-060, C-105, C-143, D-013, D-024, D-037, D-050, D-067, D-080, D-095, D-107, D-120, D-133, E-006, E-021, E-034, E-042, E-046, E-050, E-060, E-063, E-067, E-070, E-072, E-077, E-080, E-084, E-085, E-095, E-099, E-100, E-102, E-104, E-106, E-131, F-034, F-038, F-042, F-050, F-051, F-055, F-058, F-061, F-087, F-088, F-095, F-105, F-107, F-121, F-149, GH-010, GH-013, GH-015, GH-016, GH-021, GH-028, GH-101, GH-110, GH-116, GH-150, GH-186, M-057, N-002, N-012, N-031, N-032, N-041, O-039, O-065, O-114, O-128, PQ-081.

The representatives of the following non-member plots were also present:

B-137, C-096, C-105, C-116, C-145, D-092, D-149, E-021, E-023, E-046, E-051, E-060, E-109, GH-023, GH-039.

The assembly begins with the attendance of the members of the Board of Directors, Juan García García, José Luís Cano Pérez, José Manuel Zamora Perea, Sabrina Breitenstein, Rosa María Hernández López, José Ochando Saura, Juan De Dios Hernández Fenollar, Fernando Tormo de Lucas and Pedro José Caja Méndez, we also count with the presence of our lawyer D. Pedro Antonio Martínez.

We then proceeded with the agenda:

One. Reading and approval, if applicable, of the minutes of the meeting of 6 August 2021.

The secretary, José Manuel Zamora, read out the minutes of the ordinary assembly of the previous year 2021 and, once concluded, asked the attendees for their approval or objections, which were unanimously approved.

Two. Information on the actions taken.

Juan García begins by summarising all the steps taken throughout the year and the meetings that he has been holding periodically with the Administrator, which are as follows:

14-7-21: We checked the list drawn up by the Administrator to request plots with terraces. To bring to the Assembly the issue of abandoned cars, lighting in the car park and paddle tennis courts. Repair containers; deal with the issue of mail and parcel reception; children's playground. Control of entrance and exit barriers.

21-7-21: Discussed list of illegal terraces; emergency phone 617051445; D toilets; change Security.

28-7-21: We were informed that the sand had been sifted from the playground; painting on fronton and pétanque had started; order to repair the D Toilets; Budget 2022, and half-termly sheet to be seen at the next meeting.

4-8-21: We are informed that the painter is "confined", which is why he has not finished his work. Request for a stage for parties in the area in front of the church and premises for the A.V.V.. Request to put mirrors in corners.

11-8-21: Insisted on the cleanliness of the toilets; litter bins in the area that were missing; the bus that was not working and the installation of a public address system.

18-8-21: Again insistence on the cleanliness of the toilets, the formation of a fixed stage in front of the church, the premises for the Association and the paddle tennis courts.

25-8-21: There was talk of changing swings; that they were buying up all the plots of those who wanted to sell; cases of double roofs, heights, etc. were seen.

1-9-21: We made an economic evaluation of the first half of the year, in which apparently everything was going well; we talked about installing electricity meters, without agreement; about the diversion of water from the streams carried out by the Town Hall in the lower part of the campsite, which in our opinion is insufficient.

6-10-21: After the incident in which 5 plots were damaged and 18 burnt, 5 to 6 families were re-housed; we still had not reached an agreement on the installation of electricity meters.

13-10-21: It was again agreed to light the car parks, paddle tennis courts, children's playgrounds and tennis courts; it was also agreed to install 3 water points and a mobile tank. We denounce that sandbags continue to enter through the gate.

21-10-21: We reviewed the surveillance contract where we noted the existence of illegal clauses, as they established that they had to be compensated with 6 months of invoicing if the contract was terminated, apart from the fact that they also established a 2% increase in future years, regardless of the CPI. We also requested the withdrawal of the 24-hour surveillance that had been placed on the burnt plots, so that their owners could have access to them, as we thought that this service was simply increasing the cost of surveillance. We had a meeting with Prosetecnisa, a security company in the office of our lawyer, where they offered to carry out a free study of the real needs of our campsite in this area; a meeting that we sent to the president of the Community and that we wanted to cancel the current security contract in writing. We asked him to cancel the aforementioned abusive clauses of 2% over the CPI, as well as the automatic reactivation of the contract from one year to the next.

11-11-21: We again demanded that the electricity panels be checked and warned the owners that the company Luna will seal them, and that they must have access to the panels, so they must provide access to their properties.

12/01/22: At this time we were informed that David Martínez was being investigated by the Guardia Civil for tax offences, with a fine of 130,000€ plus 130,000€ for not declaring; we do not know at present what has become of the investigation. In our meeting with him, he expressed his annoyance and anger, to which we informed him that our complaint originated before agreeing regular meetings with him to raise our concerns and worries, and that the complaint was a result of the illegal movements that we observed regarding the restaurant in public space, the works on it, the slides, the occupation of the space in the enclosure by the supermarket and that initially it was outside, as

well as constructions that were being carried out illegally. All of this, because there was no possibility of dialogue between us and no way of getting them corrected.

20/01/22: We spoke again about the light in the car parks; about repairing the rubbish containers and the fences of the fronton which were not repaired after the Dana and the insurance money was collected for that purpose.

10/03/22: We were told about the new swimming pool and we demanded a usage plan for all the owners, contributing their share but with the same rights as the tenants.

31/03/22: We received the annual accounts for 2021. We passed a note to the members to reduce the number of registered vehicles to 4. It was discussed to hold the General Assembly in May. A hydrant was to be installed, with a cupboard and a 50kg fire extinguisher trolley. That they were going to change the 18 accumulators of the toilets and that they were going to assign only one day of the week for the use of the new swimming pool to the owners, we did not give an answer although we do not agree.

07/04/22: Finally, the accounts for 2021 are presented to us.

21/04/22: A date is set for the general assembly to be held on 25/05/2022, we ask for the inclusion of a proposal to change the current security company to Prosetecnisa, but they do not accept it. We are informed that there are exorbitant costs for electricity, in the first 4 months of the year we have already spent approximately one million euros; we also need a drinking water tank at a cost of 75,000 euros and 18 accumulators for the toilets at 6,000 euros each. It has not been possible to light the car parks which, although work had started, had to be stopped because of the rain. Neither the containers nor the fences of the fronton have been repaired, we demanded that they do so.

21/06/22: They presented a list of buildings and plots that did not comply with the distances to be studied, without specifying when the affected owners would be notified; we spoke about the shifts for this summer at the communal swimming pool; they did not present any proposal for the use of the new swimming pool and slides; arrangements had been made for the removal of abandoned vehicles in the car parks, eight had already been removed so far; It was commented that the repairs and refurbishment of the drinking water service were being carried out with budgeted funds, but not the new electricity supply project for all the sectors, which between materials and execution will cost approximately 1 million euros, in order to adapt to the safety requirements imposed by the Town Hall. It should be noted that the project that the Administrator presented to the Town Hall, as well as the evacuation plan and other documentation for obtaining the activity permit was not new, as it was drawn up some time ago and did not correspond to reality, which did not go unnoticed by the Town Hall.

We proposed to the Administrator to ask ELECTRO-HOGAR, apart from MONTAJES ELECTRICOS LUNA S.L., to draw up an estimate for the execution of the major electrical work to be carried out, as we have more than one estimate, given the economic volume of the project.

06/07/22: We discussed the lighting of the car parks, the paddle courts, the water pressure regulator and fire hydrants which are already installed, the nets of the tennis courts are already repaired. We note that there is a lot of dirt all over the site, the danger of electric cables scattered on the ground in the GH sector, we urge everyone to be warned that it is forbidden to charge electric cars from our electricity network. The children's fair will not be set up this year due to the fact that the Town Hall will not authorise it, as soon as the opening licence is not obtained. We complain that the receipts for the quarterly membership fees, with the stipulated increase, were presented for collection before everyone received a copy of the minutes of the General Assembly, which we consider illegal.

21/07/22: There was a meeting in the Town Hall between the technical team there and the Administrator, to which we were invited. On the other hand, there was a written reply to the Decree of 28/04. There was a serious sewerage break in the PQ sector with sewage spillage, major repairs had to be made which will mean a new unforeseen expense in this year's economic result. We were informed that the ladies toilets in the GH and C sectors were closed for safety reasons as they claimed that the roof was in a bad state with possible detachments, but we were later able to verify that this was not the case, only that they had not finished painting it.

Returning to the conversation at the meeting with the Town Hall, we must inform that they demanded from our Administrator a project of the whole of the campsite, which includes both its facilities and the plots of the other owners, to which the administrator announced that she was preparing a dossier with the characteristics of all the plots and buildings, so that once presented the actions to be taken to bring them into line with the Law, those that do not comply with it, will be decided.

In summary, Juan García has held more than 30 meetings with the Administrator; initially only with the administrator and more recently with our Vice-president José Luis Cano and Ana, the director of the campsite. He states that we must continue to maintain regular contact with these representatives, and not cut the dialogue despite our insistence to satiety in improving the same services based on our requests, of little credible answers, even chanceras to our requests; because by the courts by experience little can be achieved, apart from increasing the cost of lawyers and procedures to resolve day to day problems.

Then our lawyer Pedro Antonio Martínez took the floor, giving an account of the actions carried out from his office; the complaint for fiscal offence admitted by the Public Prosecutor's Office against the Administration of the campsite, to which it seems that the Tax Agency imposed a very serious fine. However, he focused on informing us about the actions regarding the problem that most affects us at the moment, which is the refusal of the Town Hall to grant a permit for the campsite's activities, as far as we are concerned. He told us that without wishing to convey fear, the danger of closure by the decree of the City Council is real; the procedure of the Decree of closure is initiated as a result of the request of the campsite itself to legalize its situation due to lack of license, as the City Council detected that the project presented does not conform to reality, as it was dated several years ago to the application and there were many changes with respect to that project. Actually we did have the original permit since the constitution of our campsite by the original company "Apargandi", it is after the transfer to Costa Calida S.L. and later to Capfún when illegal changes began to happen that have led us to this situation. On the other hand, Costa Calida S.L. applied for the permit without taking into account the rest of the owners and only the part that corresponds to them, segregating us from the request, which is not possible given the indivisibility of the campsite. In fact the Town Hall issues its resolution directly to Costa Cálida also without counting on us; and it is through the media that we find out about the situation. All this manoeuvring in the shadows on the part of the Administrator is not in accordance with the law and that is why we can ask for the annulment of the actions that affect us, we presented ourselves as an interested party arguing that Costa Cálida is not the person to present an application for an activity licence without counting on us, to which we did not receive a response from the Town Hall; For this reason, we filed a contentious-administrative appeal against this silence, as we consider that all the actions of the parties involved in this procedure from the very beginning are not in accordance with the law, as Costa Cálida cannot request anything on its own that affects the entire campsite without first consulting us.

Despite this, the procedure goes ahead and they realise that there are hundreds of people registered here using their property as their first home, and others who have their facilities as a second home, going against them would violate a constitutional right; that is why we are invited to participate as a Neighbourhood Association and interested party in subsequent meetings with the City Council. Our voice in these meetings is one of denial of the legitimacy of these actions, as we understand that the responsibility for all the incidents detected by the Town Hall in our campsite lies solely and exclusively with the company that manages the campsite and the inaction of the Town Hall for so many years; which has only acted when it has observed the seriousness of the fire incidents that occurred a few years ago, in October 2021 in which there were 18 plots burnt and others affected, which highlighted the shortcomings and irregularities that exist here. On the other hand, it is understandable that the Town Hall refuses to grant a licence given the danger posed by the current state of the campsite because this could degenerate into a catastrophe of incalculable dimensions. As guests at the Town Hall meetings, we note that they raise three fundamental issues, the deficient fire-fighting measures, which now seem to have been improved; the sabotage of the electricity supply panels with the aim of obtaining more electrical power by means of bridging, which is probably the reason why previous and future fires were caused if not remedied, and constructions that do not respect the interior and urban planning of the campsite, in fact the Town Hall will only legally admit caravans, motor homes and bungalows, everything that exceeds these configurations will be considered unsuitable. The Town Hall requires the Administrator to present a comprehensive project of the modifications to be made to basically adapt to these three rules, once studied and accepted, they will grant a time to make it a reality, and if this is not done, there is a real possibility of closing the campsite as long as it is not adequate, and this, in some way, will affect us all. Despite all this, the Association will fight legally because we understand that we have reached this point of nonsense behind our backs, you can not pretend to process an administrative procedure by the City Council, without giving the possibility of defense to all those affected in this procedure, which in our opinion and legally suffers from many defects, there is already clear jurisprudence on similar situations.

Three - Balance of income and expenditure 2021 and budget 2022

Attendees are reminded that in the call for the Assembly, documents reflecting the balance of income and expenditure for 2021, as well as the budget for 2022, were attached. Juan García made this public, as the Treasurer Sabrina Breitenstein was on the premises carrying out administrative tasks, collections and collecting signatures. An error in the transcription of amounts in the budget for 2022 previously presented was reported.

This item was unanimously approved for consideration by the attendees.

After this approval, our president stated what was agreed at the meeting of the Board of Directors on 31/07/2022 that next year, 2023, the annual membership fee of 20€ will be reinstated, given the delicate situation we are going through and not knowing what the future will bring.

Four - Questions and Answers

Plot E-063, question to our lawyer asking how it is possible that the Town Hall ignores us as owners if they charge us annually an IBI for our plot, the answer was that it was precisely for this reason that we presented ourselves as an affected party in this procedure.

Parcela GH-023, asked how it would affect us if the company that manages us disappeared, the answer from our lawyer was that absolutely nothing, apart from not being interested in the closure, as its current status is a vein of income from administration that he doubts very much that he would want to do without it. In the unlikely event of doing so, there would still be a community of owners here who would have to contract an administrator to continue functioning. Our president, Juan García, adds that in this sense we have already been asking for quotes years ago to possible administration offices in which they were offered for amounts of €6,000/year, and more recently €18,000/year, amounts far from what the current lifetime administrator currently charges, which is approximately €300,000/year.

Plot GH-110, asks our lawyer what terms are covered by the old license that the campsite had, to which he replied that he has not seen, because for the Administrator we, the Association, are annoying elements and the information they provide us is usually delivered very terse and if requested. It is a good idea to take note and ask for it, but from what we have seen in the meetings with the Town Hall, only caravans, caravans and bungalows are contemplated. The member asks again how long the licences are granted for, to which he is told that as long as they are not revoked they are for an indefinite period of time. The member blames the Administrator directly for the current situation, and states that we must go against her. Another lady (Parcela E-051) spoke along the same lines, stating that they are guilty, as they were the first to start building outside the regulations, with bricks hidden under the earth in the lorries, and the deliberate neglect of their duties meant that the rest of the owners saw a gap in which to let their irregularities run free, and then accused us of being the promoters of this situation.

Juan García then took the floor and stated that the increase in the community fees was due to a huge increase in the electricity bill, which has not only absorbed the surplus we had but also increased the fees in order to be able to pay it. The Administrator wanted a 40% increase in the quota, which we refused, as we do not accept that people with scarce economic resources should have their quota increased in this way, we defended an increase of 25%, they argued that with this we were encouraging a new deficit, we insist that it cannot be such an increase and if to cope with it we have to rethink the distribution of charges, then we will do so, but we do not accept any increase other than 25% and the CPI itself.

Plot F-087, The owner expresses herself along the same lines as the owner of E-051, and adds that if they are to blame for the current situation due to their negligence, they are the ones who should pay for the new layout of the campsite to adapt it to the requirements and provide us with the necessary elements. At the same time, he makes a brief review of all the defective or non-existent services that he considers that in other times were impeccable, from dirt on the beaches and on the road to Playa Honda to the interior of the campsite, where neglect reigns in every way. Juan García replies that as far as the beach is concerned, they have been taking steps at the town hall which have improved it, as well as the road to Playa Honda no longer gives off the smell it had, the water is cleaner, all the result of recent cleaning work requested from the Town Hall. As for the inside of the campsite, things are also being done, we constantly insist and insist in our regular meetings with the administrator, we do not get as many as we would like, but we should not think that we have gone back to the medieval era. Expenses have not been exorbitant, except for the occasional electricity bill, and we are working on it.

Plot B-145, He would like to know how the cost of electricity is calculated for the swimming pools and water games installed by Capfún and which we cannot enjoy, he also asks when the plastic and bottle containers are recycled as they are always overflowing without being emptied; he then expresses his discouragement at the state of abandonment in which we find ourselves and which was mentioned by the previous interlocutor. Juan García replies that all the mechanisms that have been installed for the tenants of Capfún, have their

corresponding meters and based on their readings, the expenses are divided up at the end of the year. We are aware that this is not enough, it would be possible to carry out a more in-depth monitoring with partial readings on our own, as the meters are available to be read, but we need staff to do this and even so we would not be free from being cheated. The solution is to have a meter for each of us on our plot of land and pay for our individual consumption, which would in turn reduce this chapter of electricity considerably, as we would all be concerned in general not to consume more than necessary.

Again, plot E-063; he asks how it is possible that some owners with high debts to the community, can come on holiday to consume, or worse still rent their plots to third parties without being reproached. In meetings with the Administrator, this matter has been put on the table, and it has been proposed that some type of corrective measure be taken, such as not attending to their needs, not providing them with services, etc., but these measures are not legal. When an owner reaches a debt of €1,500, he is informed that a lawsuit has been filed and from then on it depends on the time taken by the courts to execute the lawsuit.

Plot F-034, the neighbour took the floor and with a certain acrimony and suspicion towards the board of the Association, he expressed his opinions mixed with questions related to the threat of closure of the campsite, among others, and seasoned with some rude expressions that logically will not be reproduced in these minutes, as well as with imposing demands. Juan García, as well as José Luís Cano gave a full response, but not before letting him know that the tone used in his intervention was not appropriate and is therefore not shared.

Plot E-067, The Member asks if the fact that Capfún is buying the plots it can, will have an impact on subsequent decision-making by obtaining a higher participation rate. He is answered that no, that he will always be only one vote compared to the total number of votes. The member then asks that when the work is being done to adapt the power lines, the voltage should be at least 220V at any time of the year, not as it is now, which sometimes reaches only 170V in some areas. He also asks that the new lines be laid along the front of the plots to avoid having to give access to the services inside the properties. He also asks for lighting and easy access for the disabled to the play area, petanque, etc.; also that the pedestrian area which is signposted on the right hand side of the main streets be extended, as well as requesting and insisting that the Town Hall provide a cycle lane from the campsite to Cabo de Palos.

Plot F-105, He expresses his perplexity at so many problems as we deal with, when we are impassive to the main problem which is the threat of closure of the campsite and the impossibility of complying with the regulations, because in his opinion there is no one who complies with the ordinances.

Again he asks about the plot E-063, if the issue of the meters is going to be carried out, to which he is answered that it is viable, as long as there is agreement between the Administrator and the owners and it is approved in the Community Assembly, this would result in less electricity costs, less risk of fire and less amount to pay for administration.

And with no further business to discuss, the Assembly was adjourned at 21:40 hours of the day referred to in the heading.

Juan García García. President.

José Manuel Zamora Perea, Secretary.