

**Act of the Ordinary Assembly of the Association of Residents of Camping Villas Caravaning La Manga**

The assembly takes place on August 3<sup>rd</sup>, 2018, in the central area of the campsite, and at 7:30 p.m. on second call with the assistance of associates and representatives of the following plots:

A-058	B-079	C-005	D-024	D-083	E-010	E-100	F-085	O-111
A-064	B-080	C-007	D-046	D-084	E-014	E-102	F-105	
A-096	B-080	C-009	D-048	D-095	E-016	E-104	F-145	
A-118	B-086	C-015	D-050	D-097	E-042	E-106	GH-013	
A-120	B-092	C-032	D-057	D-101	E-043	E-131	GH-015	
B-003	B-098	C-057	D-059	D-107	E-050	F-002	GH-021	
B-017	B-120	C-060	D-061	D-108	E-070	F-019	GH-152	
B-037	B-124	C-114	D-062	D-130	E-084	F-050	GH-154	
B-038	B-126	C-127	D-072	D-133	E-085	F-059	M-057	
B-048	B-142	C-144	D-077	D-148	E-088	F-061	M-090	
B-058	B-149	D-009	D-080	E-006	E-095	F-069	N-031	

The assembly begins by informing our President Juan García of the assistance of our lawyer Pedro Antonio Martínez and the members of the Board of Directors, José Luis Cano, Vice President, José Manuel Zamora, Secretary, Tomás Estévez, Treasurer, and the members José Ochando, Rosa M<sup>a</sup>. Hernández, Teodosio de Juana, Isabel Ayala, Juan de Dios Hernández, and Ángel Rodríguez.

Next, the order of the day is carried out:

**One. - Reading and approval, if appropriate, from the act of the meeting scheduled on August 4, 2017**

From the secretary José Manuel Zamora, it's proceed to read the act of the ordinary meeting of the previous year, 2017, once it's concluded, the attendees are asked for their agreement or objections, being approved unanimously.

## **Two. - Information on the arrangements taken**

Our President, Juan Garcia, takes the floor by stating that we are still awaiting the installation of fire hydrants. We asked the Town Hall for information on whether we had any outstanding requirements or a report from the fire department and they said no, that our facilities are private.

We demand greater access controls and more security. They say they will increase the guarding at the door; the exit barrier is often left open during low season.

We are still awaiting a response from the Court regarding the trials held due to differences.

We will claim or negotiate the 10% of Administration. A study of the property coefficients was carried out, ordered by mutual agreement, and gives a result to negotiate and update. We will expand this topic below on our lawyer's speech. We have 2,132 plots in total. The study detected that there are variations in the use of the common surface, which means that there is a difference in the allocation of quotes.

We ask if it is possible to extend the 10A per plot to 15A in the light connections, and although at first they said yes, they now say that the current lines do not allow it. It seems that some neighbor connected directly to the electricity grid without going through any regulatory register, which caused a fire by overloading the line. We demand from the administrator that the damages caused be paid by the one who provoked them, without having any response that the demand has been executed.

We want to install individual electricity and water meters to each plot as this would be fair, there is a budget that established to have control towers every four plots, but they also do not give us an answer; we will insist on this need, especially while we have more and more year-around and for those who re-rent their parcels of dubious legal forms, even that they owe high amounts for their quotes to the Community, generating a consumption infinitely superior to others that have their plot as a vacation spot; we pay for all those and it is not fair.

We ask for improvements in gardening and although they have been done a little late, the cleaning of the palm trees and gardens have been improved a lot.

As for the tennis, fronton, children's game's facilities, they said they were going to improve, given that a water slide was going to be installed in the Costa Calida area, which had an Aquatic Park planned outside the campsite, but it seems that it could not be done.

We ask to mount fiber Wi-Fi throughout the Camping, without cost to the Community. In April there were conversations with the company Manga-tel that could provide this service and the conditions of the same were outlined, it would be a minimum of 100

megabytes and an approximate cost of € 21.00 / month, upon payment of an initial down payment. All this was discussed with the Administrator and it would be feasible to start with the installation from September.

We accept to reinstall the new electric tower, cable and mechanisms, which was budgeted at € 45,000 and has left for 14,000 more due to unforeseen expenses.

We agreed to mount two paddle tennis courts in one of the fronton courts, which we were going to obtain for a rather small price, approximately € 3000, but in the end they could not be bought because when we decided to do it they had already sold them.

Last year's increases in Personnel Expenses were in cleaning hours. The administrator tells us that the cleaners have a statement in which they differentiate the hours of work at the service of the entire community and those dedicated to the facilities of Costa Calida.

A chair for the disabled has been set up in the Pool, as well as a ramp to access the Church and the festive area.

We have managed to evict the squatters of two plots. On the other hand, there are two parcels without localizable owner and with a lot of debt, the GH-103 and the F-078; we accept that they are rented in order to reduce the debt.

We accept an increase of € 2 per quarter in this year's fees, justified.

We presented allegations to the Autonomous Community in the issue of Mar Menor (damages by agriculture, etc.) last year and they answer us on June 21<sup>st</sup> of this year in a correct and respectful way that they will take this into consideration for the future and the other allegations are already contemplated.

We insist again to the Administrator to have more rigidity in the fulfillment of the agreements of the Assemblies, specifically in the pressure to exercise on the defaulters, with agreed actions of suppression to their plots of the consumption of water and light as long as their payments are not up to date, which until now does not seem to have been fulfilled.

Our lawyer Mr. Pedro Martinez spoke next, reminding us of the result of the twelve years that he has been rendering his services to our Association, of how at the beginning everything was about trials that we have been winning little by little given the amount of irregularities in the valuations of votes in the Assemblies that the Administrator had been exercising, reducing them to our days thanks to the ruling in our favor that there was in its day that the agreements in the Assemblies must be adopted by the result of votes in Double Majority, which made our demands to gain more strength.

Currently the legal office is working on how to reduce the fee we have been paying. For this, a technical study of the entire surface of our campsite has been contracted and the coefficients of participation of each one of us have been adapted, resulting from this

survey that there is currently a poor distribution of these coefficients, from these calculations it is found that approximately one Fifth of the general expense that is being passed on to the quote, it should be paid by Caravaning Costa Calida. All this has a logical and very basic explanation, the campsite, since its establishment, has undergone a series of changes in the use of its surface, there have been expropriations of land in the upper part, part of the common land has been allocated for private use of the Costa Calida Company, etc., which means that the participation coefficients vary and therefore are not the same as those shown on the paper.

In another line of action, work is also being done to reduce the fee for Administration fees that Costa Calida is charging, which is currently 10% of the budget, when the usual in this type of services is between 2.5% and 3%. The repercussion of this measure supposes an amount of many thousands of Euros that would reduce the quotes of significant form.

We are also working on the issue of the refunds of the quotes that were overpaid in 2010, the judicial resolutions are eternalized, and we have informed our attorney that we are going into the matter so that the trials are executed as soon as possible.

Another issue we are working on is the archiving of the fires that occurred in 2010 in the parcels of Joaquin Funes and another neighbor, since we have not even received any notification that these cases had already been filed. We are currently insisting that these files be notified and able to present the corresponding appeal of both and seek compensation for the victims of the material damage caused.

### **Three. - Balance of income and expenses 2017 and budget 2018**

Attendees are reminded that in the Assembly all documents attached reflected the balance of income and expenses for 2017, as well as the budget for 2018.

In a meeting of the board of directors it was approved by majority that for the 2018 fiscal year the fee will remain at € 20.

It was clarified some points regarding the income from capital interests derived from the fund that our Association has deposited in Cajamar.

The usual expenses incurred as phone consumption, travel expenses and the exceptional purchase of a printer due to obsolescence of the previous one, etc.

It is perceived the annoyance from some associates due to the fact that other associates have unpaid quotes to the Association, to which it is explained that although the board agrees on this concern, they cannot be pressured to pay since our main goal is to have the maximum number of votes in the General Assemblies, notwithstanding the fund that the Association owns is all those who pay in their fair proportionality, so we can get an idea of the destination of said fund in the hypothetical case of dissolution or fund reduction agreement; It is curious that some partners stop paying after being doing it

from the beginning knowing that, if they stop doing so for three years, they will lose their participatory right in the possible distribution of funds.

Submitted to the consideration of the assistants this point is approved unanimously.

#### **Four. - Requests and questions.**

One owner raises a complaint that the road surface is irregular; there are cases of unevenness of up to 10 cms. and the transit on foot is dangerous; this they try to palliate it by pouring filler gravel that is equally dangerous reason why it yields to its step, especially in people of advanced age that have depleted their physical faculties. It proposes that an effective measure be sought such as leveling the soil and that once the gravel is poured, it will be pressed in order to give it more firmness.

Another owner (GH148) wants to know where the financial consideration goes of the installation, in the months of July and August, of the playground in the center of the campsite.

Another owner wants to know if she can legally use part of the recreation area that is in front of the church for gastronomic activity without requesting prior permission.

Another owner, with some indignation, wants to know why the cleaning services of the City Council do not access our beach to do their job.

Another owner demands that the agreements adopted in previous Assemblies of the Community in terms of the defaulters be applied in a clear manner. It is not logical that owners with debts of 3, 4, 5 thousand euros and even more, are enjoying the services that do not pay as electricity and water in their plots, when this expense is paid by those who are up to date on their payments, it is necessary to its essential that the agreements in this matter be executed in order to reduce the redress that these irregular conducts produce to the rest of the owners.

All of them are met with a response from President Juan Garcia, committing himself to raise the concerns expressed here and reserving the possibility of taking the coercive measures that would already be communicated to the associates so that these concerns may come to fruition.

With no other issues to deal with, the Assembly ends at 9.00 pm on the day referred in the heading.

Signatures:

Juan Garcia. President.

José Manuel Zamora Perea. Secretary.