

## **Minutes of the Ordinary Assembly of the Association of Neighbors of Camping Villas Caravaning La Manga**

*The Assembly takes place on August 2, 2019, in the space enabled for this purpose in the community esplanade of the campsite in front of the hermitage and being 7:30 p.m. in the second call with the assistance of associates and representatives of the following plots :*

*A-118, B-003, B-038, C-021, C-060, C-144, D-080, D-083, D-096, D-107, D-130, E-100, E-102, E-104, E-106, E-131, E-135, GH-021, GH-102, M-011, N-031, N-150, O-030, O-058, O-082, O-111, PQ-061, PQ-081, A-063, A-064, B-017, B-039, B-048, B-056, B-058, B-079, B-098, B-147, B-092, B-148, C-005, C-040, C-007, C-009, C-015, C-057, C-127, D-024, D-046, D-050, D-057, D-062, D-067, D-072, D-077, D-089, D-121, D-133, E-006, E-010, E-014, E-016, E-024, E-042, E-043, E-067, E-070, E-084, E-085, E-088, E-095, E-099, F-002, F-050, F-061, F-069, F-087, F-105, F-120, F-127, F-145, GH-013, GH-116, GH-152, GH-156, N-002, N-021*

*The assembly begins informing our president Juan García of the assistance to it 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, Teodosio de Juana López, José Ochando Saura, Mercedes Isabel Ayala Morell and Juan De Dios Hernández Fenollar.*

*Followed, the order of the day is fulfilled :*

### **One . Reading and approbation, if applicable of the minutes of August 3, 2018 assembly**

*The secretary José Manuel Zamora, reads the minutes of the ordinary assembly from the previous financial year 2018 and that once concluded, request for compliance or qualms, being unanimously approved.*

### **Two. Information about the efforts made .**

*Our president Juan García is speaking that most of the demands we set out last year remain the same for this year. Among them is that we continue to insist on the control of the entrance barrier to the campsite.*

*Regarding the study of the participation coefficients, the study is complete but without reaching a defining conclusion. It must be discussed again since from the central part of the campsite or plot 18, they pay the 1.4 % coefficient but when it comes to getting votes, they consider from the whole plot as if there were several plots with what they obtain a majority even having fewer plots.*

*We appreciate that from the entrance of Capfun, we were in worse situation than when they were Rafael Villarreal and Manolo Barón. To the extent that one of the meetings Mrs. Maria del Mar came to insult one of her reply thing that this directive is not willing to accept. We try to be respectful of the transfer of requirements and that is how we want to be treated also when rebutting their arguments .*

*In the request to have water and electricity meters in each of the plots, we have gone from being in favor of the measure to be against. Claim was with this measure to have a better control of the electric consumption know that consumption we have each individually and pay accordingly, but somehow, this manager considers us to make the company supplying electricity installs a meter to each of us upon payment of the same and we contract the supply individually, with the consequent charge of contracting and minimum, which would make it more expensive in the end. Another of his lucid suggestions was to put counters with prepaid suits for the supply. A proposal was made to amend the internal regulation in which in one of its points was to be able to cut off the supply of services to the delinquent, we are about to specify how to do it because it is a bet to do it to whoever has an unpaid quarter, which we find excessive, should apply to those who are assumed little or no interest to catch up on paying due more than 3 or 4 quarterly receipts, you must even rent their plots to third parties and still do not pay.*

*We do not agree either that the enjoyment of the recent installations of slides facilities that Capfún has installed in its domains are for exclusive use for its customers of plots, allowing in a funny way, the rest of the campers to access only the Wednesday, of 19: 00 to 20:30, we believe that these imposed norms are capricious and only intended to create a state of aversion declared with the rest of the owners.*

*We ask for more cleanliness for this month of August to us what they tell us that there is no budget for it, we do not believe that placing two operators for these needs that can involve with social expenses an about 2500 euros to lie the budget, especially when their disastrous management caused last year the budget soared at 340,000 euros. It is not comparable and it seems to us that the argument is another proof of the lack of care with which they are managing our community.*

*On the other hand we must recognize that there have been changes for the better in the facilities of the playground where other new gaming mechanisms have been installed, although they are apparently second-hand, but that in any case they are better than the ones we had and all paid for by Costa Cálida or Capfún. They have also put a heat pump in the open pool paid for by them, understandable if we think that these improvements can be directed to the public.*

*The provision of the fiber optic service we discussed last year, which Mangatel had planned to start installing in September, is almost complete, but it has not been until June of this year when they have put to work. Remember that this service is done individually and that the fee is cheaper for camping users than for other users abroad.*

*Has been improved a little on the subject of annoying neighbors who park their vehicles next to public toilets preventing the possible emergency transit that could arise, ambulance, firefighters, etc. in case of any unforeseen. This has been thanks to the fact that the Civil Guard is authorized to impose the sanction that corresponds to the one who violates this internal norm. We regret that the measure is a success by this means and not by the offender's own awareness.*

*As we noted earlier and as shown in the 2018 Community accounts, there has been a mismatch of results with respect to the budget of no less than 340,000 euros in round numbers. The four budget items that have affected this lack of forecast are Electricity Consumption, Water consumption, Wages and Security and Surveillance Service. All four are real, because the invoices presented are there, but it is no less true that the lags are occurring throughout the year, enough time to detect the possible reasons for such lags and try to alleviate them, either by leaks, excessive or misused water and electricity services; for the lag in the Surveillance Service the thing changes, because it borders the premeditation, it is not possible that a service that any company contracts for fixed monthly fees a service like this, our administrator does it in reason of hours produced, causing a significant gap regarding its forecast; or point extra hours, or as we assume the administrator does not have sufficient administrative capacity to exercise as such.*

*Proof of this is the massive escape of the staff that administered us, Rafael, Manolo etc. and even service personnel, such as Diego who work as an electrician, a good worker who is worth everything, is no longer among the worker of the community but has been hired by Costa Cálida for independent maintenance. The reason for these employee leaks is the austerity with which they are treated, any of them finding better salary conditions in other companies do not hesitate to leave.*

*Returning to the deficit we must say that over the last few years, if we have approved budgets with the administrator, after the timely agreements and discussions have reached budgets that have made the quotas not go up excessively until now and has even there have been years in which it declined significantly.*

*Being aware of the results obtained in the last year 2018, we believe that an increase in the amount of 7.78% by 2020. In turn, establish a single spill to alleviate the lag caused if we approve it today here in September with the administrator of 81 euros for normal plots, 117 euros for large and 164 euros for super - large. To reach this agreement would be up to keep the quota in this year 2019 the same as there was in the 2018, going on to an increase for the 2020 of 20 euros for normal plots, 30 euros for large and something more to 40 euros for the super - big ones.*

*On the other hand, we have no doubt that this year 2019 ended with a surplus, all the indications tell us that the expense at this stage of the year is well below the budgeted, if we add at this the possible spill the accounts would be more than sanitized, which would have an impact on the fact that from now on the campsite should*

be served in manifest better conditions, imperative circumstance that we would announce to the administrator for the possible agreement in September to accept reform of regulations and spills.

In previous meetings with the administrator, we also ask you to stop the obsolete propaganda that is usually used in the old policy of "divide and conquer" or "defame that something is left", and stop saying that the campsite is not going to be better because of the president of the Association of Neighbors Juan García, when all the decisions of this Association are made on representation of all those who belong to it, and we do not assign ourselves precisely the authorship of the camping going wrong .

We did arrive at the Administrator for a record on June 23 in which we told them that whoever administers us should preach by example, the company that represents is literally occupying garden or median space of their plots as long as they this is prohibited by the regulation; We denounced at the time that we did not agree on the transfer of the supermarket to the central plot, the suppression of the area enabled for mini-golf, the construction of slides on camping pitches, the invasion of common services, in short, The administrator who is the one who must comply with and enforce the regulations to others , again leaves her duties for the benefit of her own commercial interests.

Regarding the request to create some paddle courts requested by some neighbors, we must say that it has not been forgotten, we have already treated the issue on some occasion and this pending to specify how many can be done in the fronton courts so that they can survive both sporting activities.

Then a subsection is made to express any neighbor's doubts or questions to the above.

A neighbor says if I weigh to see that there is no surveillance service at the entrance of the campsite 24 hours a day, because in the parking lots outside there was an attempted of a vehicle to which they had broken the lock. The same neighbor asks the question of where to the euro they charge at reception goes, when you go relatives visiting, arguing that this measure to charge a euro in order to stop the massive influx of people, is not effective because since by say at reception that you go to the restaurant, open the doors. The answer is given by Juan García and encourages the neighbors to have all the complaints they can collect, document them in the WhatsApp group with documents, photos or any evidence that can give consistency to the complaint.

Then takes the floor our lawyer D. Pedro Martínez to say that regarding the recent pool facilities and slides in plots owned by Capfún to which only allow the enjoyment of the clients of their business of renting plots, and Occasionally once a week in a period of 1 hour to the rest of those who find in this area , nothing can be done to change those shameful conditions imposed, since such facilities are on the ground of their property and are free to reserve The right of admission . But it is true that there is a rule that violates clear views and that is the tip of the iceberg, which reveals that they have been doing before Costa- Cálida and now Capfún, and that is that they invade community grounds, thus varying the coefficients participation, before moving the supermarket to a common area among other things and now eliminating common access to the plots that were before the installation of the pool and slides making them their own . All these quota variations should be approved by absolute majority in the different General Assemblies and have not been so, but have acted as they always have: running over the laws and norms established at will . This way of acting is reprehensible and we are studying the possibility of intervening in that sense , especially when, with the usurpation of these common elements, is used as an increase of their participatory quota when deciding in the Assemblies .

Next, takes the floor a neighbor, saying that the spill should not be paid by us, since the reason for it is due to the pessimable management of the administrator, she was the one who should face that for this it charges fees of 10% of the budget, amount well above the objectively normal.

Juan García answers that even if we fully agree with the neighbor's opinion, we must reflect that the expenditures that have triggered the budget are real, that water, electricity and salaries are the three most significant items of this gap and are duly justified with their corresponding documents. It is true that we are not willing to assume a penny of that spill or quota increase as long as we do not observe that the services to the community of those responsible are appreciated a remarkable improvement, especially in these summer months in which we found , to which they didn't seem very willing . Time they have to rectify before the September meeting at which we would approve or not that supposed spill and quota increase if we agree on it today.

Regarding the allocation of 10% fees is another reason why we are fighting and which we hope to solve even by judicial means if necessary, as well as other issues. However, our preference is to reach the achievements that we propose through dialogue between the parties in a show of goodwill rather than by confrontation.

Another neighbor asks if with the reforms that the mercantile Capfún are carrying out, they are not putting in employees in charge of the community, in a way that we are making the business great for them. He is told that theoretically no, it seems that on these issues have progressed a little and community employees have a kind of group in which they reflect the times used in their services, being able to discriminate and thus discern who the

expenses of the service provided. It is insisted that all this is theory, however we are in possession of all the invoices that justify such expenses both in 2018 and 2019 in a pendrive that we can provide to anyone who request to do a detailed study.

Another neighbor takes the floor and is of the opinion that given the way this Administrator acts, in which she unilaterally alters the participation coefficients using common spaces for the operation of her business, we have suspicions of the use of staff community for its own benefit, fee of 10% of the budget, etc. etc. , we must kick them out for unfair competition and not put them in this need anymore, replacing them with a professional team in community administration that would otherwise charge a 2 or 3% which is normal . Faced with this opinion in which we are the vast majority of agreement, our lawyer responds that approximately 6 years ago, we had to file by court and civil proceedings, being dismissed both appeals by their respective juries to the not to perceive sufficient arguments for the good end of our cause. We believe that this time is not the case, that we have a battery of evidence and arguments that allow us to see with optimism a favorable resolution and that we will be forgiven by those present that are not revealed at this time for not providing clues.

Another neighbor shows his doubts as the amount that the Administrator reflects as payment for excess electricity consumption in the supermarket, fairs and restaurants by Costa Cálida, since in the last presentation of accounts there was a payment of 20,000 Euros approximately , an amount that estimated well below the actual consumption of these activities.

Another neighbor shows his disenchantment in the march that our campsite is taking lately, the lack of electric power in the plots, the poorly smoothed streets, the comparative grievance in the treatment and services with respect to the tenants of the Capfún plots, etc. They suspect that these are intentional procedures by the Administrator to create discouragement in the rest of the owners and with the aim that they gradually desist to belong to this community by putting their plots for sale to the best bidder, because in these conditions our properties are of no value.

Then vote we proceeded to transmit to the Administrator, to approve for us part an increase in the quotas of 7.8% by 2020, as well as a single spill to make this year of 50% of the offset presented in proof of goodwill , always with the condition of let us see an effective predisposition of the Administrator to improve services in a patent manner before the September meeting. The result of the vote was 59 votes to favor by 24 against. After this vote another neighbor puts the question that whoever guarantees us that after this approval, the Administrator does not do the same maneuver of presenting another deficit involving another future spill. The response from Juan García is blunt, no future lag will be accepted, for that we present some budgets that should be the map to follow during the year; The exception of the case at hand is due to the fact that we have not had quota increases in many years and the uncontrollability of the current Administrator, our Association should be more involved in the monitoring and control of what affects us. We encourage everyone who can help in this need.

### **Three.- Balance of income and expenses 2018 and budget 2019**

Attendees are reminded that documents reflecting the balance of income and expenses 2018, as well as the budget for 2019, were attached in the assembly call .

At the meeting of the directive, it was approved by a majority that for the financial year 2019 , the quota will be maintained at € 20.

Subject to the consideration of the attendees, this point is approved unanimously.

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

This section of the Assembly is empty when all requests and questions are poured into section 2 (information of the action made), so it is used for the act of renewal of positions of the board of directors for the next two years, which when no alternative team continues, the current one is approved unanimously by the attendees.

And without further matters to discuss, the Assembly ends at 9:29 p.m. of the day referred to in the heading.

Signed Juan Garcia President. Signed José Manuel Zamora Perea