

MINUTES Nº 22

Community of Proprietors Edificio Cruz del Sur

In Benalmádena Costa, on 2nd April 2016, at 10 a.m. the Ordinary General Meeting for the **Community of Proprietors Edificio Cruz del Sur**, takes place in the salon of the Community located at Avenida Terramar Alto 3, Benalmádena Costa (Málaga).

The Meeting has been legally convened in accordance with article 16 of the current Law of Horizontal Property and is constituted on the second call at 10.30 a.m. there being insufficient quorum to legally hold it on the first call.

The presidential table is composed of D. Evaristo Arias Fontela as President, D. Mario Cordero Codes as Secretary-Administrator and, as the translator, Dña. Lindsay Bielschowsky.

The following owners attend in their own right:

<i>Properties</i>	<i>Proprietor</i>	<i>Coefficient</i>	
D	BAJO	D. JOSE MANUEL ALGUACIL GARCIA	0,70600
A	107	D ^a . JETTE FAARUP	0,52300
A	112	D. MANUEL JIMENEZ CALISALVO	0,66400
B	114	D. PETER JOHN COOPER	0,65700
B	115	D. ANDRÉS GARCIA RUF	0,46300
B	205	D. JESUS M CANALEJO CANTERO	0,46300
A	206	MRS BENTE AMBY SVENDSEN	0,52300
B	206	D ^a . MERCEDES ORTEGA FERNANDEZ	0,46300
A	210	D ^a . DEBORAH BLOXHAM	0,52300
B	214	D. JUAN MANUEL LUCENA LLAMAS	0,65700
A	302	D ^a . LISBET ANDERSEN	0,52300
A	303	D. KEVIN BEW	0,52300
B	304	D. EDUARDO ROMO ROBLES	0,46300
B	305	D ^a . VICTORIA STEVENSON	0,46300
A	306	D. EVARISTO ARIAS FONTELA	0,52300
A	308/309	D ^a . CAROL EILEEN REID	1,20700
A	312	D. OLE WERNBERG & RANDI MERETE	0,66400
B	314	D. ALBINO HERNANDEZ CANTERO	0,65700
B	410	D. JACQUES REISEMBERG	0,46300
B	414	D ^a . GIAN CARLA GARGIULO MAZZONI	0,65700
B	504	D. PABLO GARCIA RICO MAZZONI	0,46300
B	506	D. PETER OWEN ELLIS	0,46300
B	614	D. RUFINO FERNANDEZ GRACIA	0,65700
B	616	D. JOSE GARCIA GOMEZ	0,46300
B	713	D ^a . YOLANDA LEE MACIEL MARTIN	0,65700
B	714	D. OVE BORGESSEN ERLING&ELSE SOLVEIG	0,65700
B	807	D ^a . MARIA DEL CARMEN OLMO BONILLA	0,46300
B	902	D. PETER LENNARD DOVE	0,46300
B	905	D ^a . TUULA IRMELI POUTANEN	0,46300
B	910	D. FRANCISCO CABRONERO PINILLO	0,46300
B	912	D. BIRGITTE DALHOEJ	0,46300

Also attending having given in the corresponding proxy to actively take part and vote are the representatives of the following:

A	107	D^a. JETTE FAARUP on behalf of:	
A	101	D ^a ANJA HOLSTE	0,66400
A	108	D THOMAS MICHAEL RUBATSCHER	0,52300
A	109	D ADAMS JOELLE	0,52300
B	111	D TOPPEN SIGNE SUNNING	0,46300
A	203	D ^a ANJA HOLSTE	0,52300
A	204	D ^a ANJA HOLSTE	0,52300
A	205	D CLAUDS SORENSEN	0,52300
A	207	D LEIF ROLAND DURGE	0,68400
B	210	D ERIK JOHANESSEN	0,46300
A	305	D KEITH ANTHONY HYATT	0,52300
B	407	DTHORKILD MUNKHOLM CHRISTENSEN	0,46300
B	803	D KNUDSEN SANNE	0,46300
B	811	D KENNETH FROST ANDERSEN	0,46300
B	813	DSTIG UFFE SKOV CHRISTIANSEN	0,65700
A	112	D. MANUEL JIMENEZ CALISALVO on behalf of:	
A	105	D. FRANCISCO JIMÉNEZ JIMÉNEZ	0,52300
A	201	D. ELOY MENDEZ MARTINEZ	0,66400
B	114	D. PETER JOHN COOPER on behalf of:	
B	108	D ^a EDNA JONES	0,46300
B	206	D^a. MERCEDES ORTEGA FERNANDEZ on behalf of:	
B	209	D. EMILIANO SANZ NIETO	0,46300
A	306	D. EVARISTO ARIAS FONTELA on behalf of:	
F	BAJO	D ^a . SUSANA QUESADA SIERRA	0,63700
A	301	D. ANDRÉS LUQUE CAMONS	0,66400
B	301	D. ANTONIO RAMIREZ BELLIDO	0,46300
B	303	D. ANTONIO ELIAS RODRIGUEZ VELASCO	0,46300
B	408	D. DAVID FH DRIING	0,46300
B	411	D. MIGUEL RODRIGUEZ SANTAMARIA	0,46300
B	510	D. JOSE MOLINA CALVO	0,46300
A	308	D^a. CAROL EILEEN REID on behalf of:	
A	310	D ^a . EILEEN MCDONNELL	0,52300
A	312	D. OLE WERNBERG & RANDI MERETE on behalf of:	
A	311	D ^a . MARGARITA EDSEM	0,52300
B	314	D. ALBINO HERNANDEZ CANTERO on behalf of:	
B	317	D. ANTONIO MÉNDEZ SOLIS	0,46300
B	414	D^a. GIAN CARLA GARGIULO MAZZONI on behalf of:	
B	203	D. GIUSEPPE GARGIULO	0,46300
B	204	D. GIUSEPPE GARGIULO	0,46300
B	503	D ^a . ANGELA TOZZI	0,46300
B	606	D. JOHN BERTRAM & MARGA THACKREY	0,46300
B	912	D. BIRGITTE DALHOJ on behalf of:	
B	903	D. NORMAN BIRKETT	0,46300
B	914	D. LEIF LINDSTRON OLESEN	0,65700
B	917	D MOGENS HANSEN	0,46300

Therefore, the total attendance percentage between those present and represented amounts to **35,59100%**.

The President opens the meeting welcoming the assembly and introducing the presidential table, thanking everybody for attending this Ordinary General Meeting C.P. CRUZ DEL SUR, reporting that the Agenda has been sent out by post and also by e-mail.

The Administrator then reads out the Agenda:

AGENDA

- 1.- General Information on the events and works carried out during the year:
-Maintenance works in communal areas (damp proofing, refurbishment of swimming pool, painting, etc.).**
- 2.- Presentation and approval, if reached, of the Statement of Accounts for the economic year between 1st January 2015 and 31st December.
Settlement of debts by proprietors recognizing existing debts at 31st December 2015. Resolution to authorise the President of the Community to legally reclaim against owners in debts, if necessary, and settlement of debts by proprietors. Authorization to the President to legally reclaim said debts.**
- 3.- Ratification of protocol to follow in cases of damages, water leaks or others in the properties.**
- 4.- Ratification of protocol to following when installing air conditioning and protocol to follow for the installation of fibre optics.**
- 5.-Approval, if reached, of regulations governing the election and remit of the Committee.**
- 6.- Presentation and approval, if reached, of estimates for the installation of new TV aerials and new satellite channels.**
- 7.- Presentation and approval, if reached, of estimates for the installation of a new water system and range of meters. Resolution to be adopted.**
- 8.-Proposal to refurbish the community apartment for subsequent rental. Resolution to be adopted.**
- 9.-Presentation and approval, if reached, of the estimated budget for the economic year 2016.**
- 10.-Election of Committee members: President, Vice-president, Committee, Secretary-Administrator.**
- 11.-Any Other Business.**

- 1.- General information on the events and works carried out during the year:
-Maintenance works in communal areas (damp proofing, refurbishment of swimming pool, painting, etc.).**

The Administrator reports on the maintenance works carried out during the economic year, indicating that the Committee, President, Vice-president and members, together with the Administration, have made a considerable effort to comply with the objectives approved at the last Ordinary General Meeting.

These works have been of significant importance for the Community as they represent a huge economic saving, having been necessary for the conservation of the buildings.

There follows a list of works carried out during the last year:

- The water tank has been made damp proof as water leaks were found; this repair was vital for the urbanization ensuring an estimated saving during the year of about 14.000 € in water consumption. New water deposits have been installed and a water pump ensuring total insulation. It is reported that several estimates were studied, at least 3 or 4 to opt for the best company.
- Replacement of piping under apartment 110 in Block A to the outside drain. This repair had remained pending from the previous year as it had not then been located.
- Replacement of connecting pipes to the drains in the garden.
- Replacement of steps on the stairs in Block B.
- Installation of electronic intercom with access codes from the outside of the Community to the parking area in Block B.
- General refurbishment of the swimming pool, including the following:
 - Exterior grouting.
 - Grouting of the basin.
 - Grouting of the perimeter.
 - Installation of new nets.
 - Skimmer tops.
 - Replacement of steps on the stairs..
 - New filter purifier.
 - New valves.
- Installation of garden lights.
- Enclosure of railings for access to the roof on Block A.
- Replacement of halogen lamps with led; this installation will ensure a significant saving in energy.
- Partial damp proofing of the roof of Block A due to leaks.
- Total damp proofing of the roof of Block B due to the same reasons as in block A. This damp proofing has a 5 year guarantee.

The Administrator reiterates that due to damp proofing works on the roofs satellite aerials must not be installed on the roofs of the buildings. In regard to the installation of air conditioning units these have to be given special attention and care must be taken that the roof is not perforated, thereby causing cracks and damp in the properties below. A reminder is given that a circular has been sent out concerning this issue.

Several owners from Block A indicate leaks continue to affect the roof in that building. In view of which it is established that the total damp proofing of the roof of Block A will have to be undertaken. Reference is also made to the seagulls biting into the roof tarmac causing cracks to the already repaired roof and aggravating the problem of leaks.

Sr. Jiménez Calisalvo reports that several specialist companies have been consulted in order to be able to make the right decision in regard to this issue, which were studied with the technical architect, and are now commented on as follows:

- In Block B the surface area of the roof is approximately 1.152m², and as there is no joint a partial repair would not have been effective. The only solution was for a total damp proofing although there were areas not affected. Which is why it was totally refurbished. For the solution to the problem mentioned previously several alternatives were given which were studied and the most favourable solution was selected. It is commented that following the repair some damp may occur over a period of time but this will gradually disappear.

- In Block A the problem is different as this block has a joint and four independent panels. On this roof there was only one affected panel and, following instructions from both the technical architect and the specialist companies, we were informed that the repair of the affected panel would be sufficient. However, it would seem that the leaks continue.

An owner then complains about the electric cabling in Block A, explaining she is being economically penalised because of not being able to install a particular device. The Administrator informs her that it was originally explained to her how to obviate this situation and that the problem affecting her is general to the other owners but that to adapt the electric installation in both buildings has a too high cost. The 4.700€ budgeted for 2015 would not cover even 5% which is why the work has not been started. This is an improvement that would have to be contemplated as a medium term project.

After several comments about the damp proofing of block A and as the sum for this work is unknown, this concept has not been included in the extraordinary budget. It is agreed that the new Committee should study the issue and proceed with the repair accordingly.

2.- Presentation and approval, if reached, of the Statement of Accounts for the economic year between 1st January 2015 and 31st December.

Settlement of debts by proprietors recognizing existing debts at 31st December 2015. Resolution to authorise the President of the Community to legally reclaim against owners in debts, if necessary, and settlement of debts by proprietors. Authorization to the President to legally reclaim said debts.

The Administrator reminds the assembly that the economic report has been sent out to all the owners together with the agenda.

The various items in the statement of accounts are then presented, indicating that the initial balance at 01/01/2015 stood at 98.911,45 € and that during the period between 01/01/2015 and 31/12/2015 Ordinary and Extraordinary Income amounted to 211.739,12 €, with Ordinary Expenditure at 168.839,32 €: There was a balance in favour of the Community of 42.899,80 €: Included in this balance is the extraordinary concept for the installation of the new water system.

The Community had a positive bank balance of 126.838,03 € at 31st December 2015.

INGRESOS Y GASTOS DE C.P. CRUZ DEL SUR

Periodo: Desde el 01/01/2015 Hasta el 31/12/2015

	<u>Importe</u>
6280003 TELEFONO MOVIL COMUNIDAD	677,50
6400002 JOSE M. ISTURIZ, EMPLEADO CDAD	4.981,99
6400007 PERSONAL MANTENIMIENTO	653,40
6420001 SEG.SOC. A CARGO DE LA CDAD.	2.097,57
6450001 RETENCION IR.P.F.	40,08
6500001 INCOBRABLE PROVISION FONDOS AÑO 2000	533,96
Total gastos	168.839,32
SALDO (Saldo Inicial + Ingresos - Gastos)	141.811,25

JUSTIFICACION DEL SALDO:

BAJO A D ^a GEMA AMPARO BENETO LARA.....	208,86	PAGADO POST.CIERRE
BAJO D JOSE MANUEL ALGUACIL GARCIA.....	25,39	
BAJO E D. LUIS ALBERTO SANCHEZ.....	172,60	
2102 D.SALVADOR BUENO IGLESIAS.....	572,86	
1103 D. LAWLEY, DAVID.....	1.489,68	PAGADO 27-01-2016: 1.581 €
2109 D. STEVEN JOHN ARMSTRONG.....	734,18	
2117 D. JOE MATHEW BERGIN.....	541,94	
2206 D ^a ORTEGA FERNANDEZ MERCEDES.....	150,15	
2305 D ^a VICTORIA STEVENSON.....	530,76	
1307 D ^a AGNETA NIEDOMYSL.....	318,66	PAGADO POST.CIERRE
2315 D ^a LAEZ, MARIA DEL PILAR.....	139,15	
2401 D. STERCKX, GERMAINE ***ESP.....	996,53	
2403 D. PEDRO M.ALVES MADEIRA DO SANTOS.....	1.783,38	PAGADO A CTA 15-01-2016:1.500 €
2512 D ^a MARY CALLANAN.....	265,85	
2602 D. PEREA PEÑA, MANUEL.....	1.619,94	DEMANDADO
2607 D ^a M ^a JOSE VAZQUEZ DE TORO.....	8,43	
2610 ANTONIO ESPEJO RODRIGUEZ.....	543,85	
2704 MARÍA PILAR SALGUERO BLÁZQUEZ.....	98,94	
2706 D ^a TRACEY ELIZABETH HARE.....	13,54	
2709 COCHETEL LEANDRE.....	134,19	
2710 COCHETEL LEANDRE.....	148,49	
2810 BEKAERT, ERIK.....	200,29	
2904 JANE LINDSAY NOLAN.....	2.068,93	DEMANDADA
2910 CABRONERO PINILLO FRANCISCO.....	119,10	
2913 D.AHMED CHOUQI.....	338,99	
TRASTERO 27 D.SALVADOR BUENO IGLESIAS...	48,31	
TRASTERO 33 D ^a QUESADA SIERRA, SUSANA....	53,24	
TRAS. B 4 ^o B D. STERCKX, GERMAINE ***ESP	96,46	
RECIBOS EN GESTION DE COBRO.....	554,94	
1 ^o TRIMESTRE GRATI.PRESIDENTE.....	250,00	
PROPIETARIOS CON SALDO A SU FAVOR.....	-568,12	
RECARGO POR CUOTAS IMPAGADAS.....	939,53	
CAJA MANDOS Y LLAVES.....	375,00	
BANCO SABADELL-ATLANTICO 3846.....	15.827,62	
BANCO SABADELL-ATLÁNTICO ASCENSOR.....	111.010,41	
Total.....	141.811,25	

There follows a detailed breakdown comparing the amounts budgeted and amounts actually spent during 2015, showing a difference of 28.610,98€ less expenditure.

CDAD. CRUZ DEL SUR

CONCEPTO	PRESUPUESTADO AÑO 2015	GASTADO	DIFERENCIA (PRES-GAST)
1. MANTENIMIENTO LIMPIEZA/JARDINES	48.500	47.267,80	1.232,20
2.MANTENIMIENTO ASCENSORES	6.500	6.542,76	-42,76
3.MATERIAL JARDINES	0	0,00	0,00
4.MANTENIMIENTO ANTENAS-PORTEROS	1.500	1.385,12	114,88
5.DESRATIZAC-DESINSECTACION	1.800	1.344,31	455,69
6.LIMPIEZA ARQUETAS Y TUBERIAS	1.000	1.079,32	-79,32
7.ANALISIS DE PICINA	0	151,25	-151,25
8.MANTENIMIENTO PUERTA GARAJES(RAMIREZ)	720	530,00	190,00
9.MANTENIMIENTO DE EXTINTORES	230	144,75	85,25
TOTAL	60.250	58.445,31	1.804,69
1.PERSONAL EMPLEADO/S.SOC/IRPF	9.300	7.119,64	2.180,36
3.SERVICIO DE SOCORRISMO	4.400	4.684,51	-284,51
4.GRATIFICACION PRESIDENTE	1.000	1.000,00	0,00
TOTAL	14.700	12.804,15	1.895,85
1.ADMIN.HONORARIOS	11.700	11.669,76	30,24
2.I.V.A. HONORARIOS	2.500	2.450,64	49,36
4.FOTOC, SELLOS, BUROFAX,TFNO,MAT.OFIC	1.500	1.452,06	47,94
4.ASESORIA LABORAL	300	265,30	34,70
5.ASESORIA JURIDICA	1.000	250,00	750,00
6.TRADUCCIONES	500	620,00	-120,00
TOTAL	17.500	16.707,76	792,24
1.SUMINISTRO ELECTRICIDAD	10.000	8.082,72	1.917,28
2.SUMINISTRO AGUA	40.000	26.308,89	13.691,11
3.TELEFONO COMUNIDAD	600	677,50	-77,50
TOTAL	50.600	35.069,11	15.530,89
1.MULTIRRIESGO SEGURO COMUNIDAD	7.400	7.533,37	-133,37
2.GASTOS FINANCIEROS	500	101,40	398,60
TOTAL	7.900	7.634,77	265,23
1.OBRAS DIVERSAS(INCLUIDO VENTANAS)	6.000	8.758,58	-2.758,58
2.FERRETERIA,MAT.ELECTRIC,COMP.VARIAS	3.000	3.845,39	-845,39
3.DOTAC.PROYECTOS EXTRAORD.:	31.400	21.303,27	10.096,73
HONORARIOS APAREJADOR/CONTADORES		1.000,00	-1.000,00
AHORRO ENERGETICO		0,00	0,00
PROTECCION DATOS CCTV	100	90,75	9,25
SERVICIO DE VIGILANCIA		2.646,27	-2.646,27
FONDO MANIOBRA SEGÚN LEY	6.000	533,96	5.466,04
TOTAL	46.500	38.178,22	8.321,78
TOTALES	197.450	168.839,32	28.610,68

The result of the economic year shows a very positive balance as less has been spent than was budgeted.

In regard to debts it is reported that every year these are being reduced due to the constant efforts such as notification by letter, email, burofax etc. plus the steps taken via legal proceedings.

Legal proceedings have been initiated to reclaim unpaid community charges against the following apartments - D. Manuel Perea Peña (602B), Dña. Jane Lindsay Molan (904B), Dña. Sterckx Germanie (401B).

The Administrator also comments that meetings are held with the Committee about six or seven times a year to follow up all the works undertaken in the community by the Committee and the Administration with a view to taking the best decisions for the Community.

Sr. Jiménez comments on the savings obtained in the most significant concepts reporting that with these savings other unbudgeted expenses have been met and that there has been a surplus of about eight thousand euros at the end of the economic year, to which must be added nearly 15.000€ for debtors or payments post closure of the 2015 accounts. Most significant items:

Items of Saving:

- Limpiezas Andalucía:1.232,20 €.
- Electricity supply :1.917,28 €.
- Water supply :13.691,11 €.
- Sinking fund :5.466,04 €.

Total Saving : 24.530 €.

Unforeseen items of expenditure that have been met:

- Damp proofing of roofs :10.000,00 €.
- Security :2.646,27 €.
- Surveyor costs :1.000,00 €.
- Miscellaneous :2.757,58 €.

Total Unforeseen Expenditure: 16.400 €.

Following this presentation the Statement of Accounts at 31st December 2015 is submitted to a vote and **unanimously** approved; the President is also authorised to issue powers of attorney to lawyers and procurators to initiate legal proceedings if necessary. The result of this vote is **unanimous** approval by those owners present and represented.

3.- Ratification of protocol to follow in case of damages, water leaks or others in the properties.

The Administrator reads out the previously approved protocol, requesting ratification of same which is unanimously approved.

PROTOCOL TO FOLLOW IN CASE OF LEAKS AND DAMP

1°. THE AFFECTED OWNER MUST INFORM THEIR PRIVATE INSURANCE COMPANY AND THEIR ASSESSOR WILL REPORT ON THE ORIGIN OF THE PROBLEM INDICATING WHO IS RESPONSIBLE FOR THE REPAIR.

2°. IF THE ASSESSOR CONFIRMS THAT THE PROBLEM LIES WITH THE COMMUNITY THE ADMINISTRATION WILL INFORM THE COMMUNITY INSURANCE COMPANY.

3°. FINALLY, THE REPAIR WILL TAKE PLACE FOR WHICH THE CORRESPONDING ESTIMATES WILL BE OBTAINED IN ORDER TO CHOOSE THE MOST OPPORTUNE.

“ONLY IN CASES OF REAL EMERGENCY WILL URGENT MEASURES BE TAKEN”

4.- Ratification of protocol to follow when installing air conditioning equipment and protocol to follow for the installation of fibre optics.

The Administrator reads out the previously approved protocol.

PROTOCOL TO FOLLOW WHEN INSTALLING AIR CONDITIONING EQUIPMENT

As an introduction to this point the Administrator reminds the assembly of the need to obtain authorization from the Community of Proprietors for the modification of any communal elements that affect the façade or any other element considered communal, as established in the Law of Horizontal Property, article 7.1 and as per the Statutes of the Community, Article 7.

Article 7.1 of the Law of Horizontal Property states: “Owners of individual units may modify the architectural elements, installations or services of their unit, giving proper notice to the community representative provided such work does not impair or alter the safety of the building, its overall structure, its external appearance or condition, or prejudice the rights of another unit owner. Unit owners shall not make any alteration whatsoever in the rest of the building. If unit owners notice the need for urgent repairs they shall bring it to the attention of the administrator without delay.”

The steps to be following to install air conditioning equipment are the following:

**Present in writing to the Administration the plans and project to be studied and, if necessary, for the installation to be subsequently approved.*

** area of façade on which equipment is to be installed*

** manner in which it is to be attached to the façade and size of apparatus to see if it is the most suitable for the Community.*

- It is established that it is not allowed to install air conditioning equipment on the sides of the building, only and exclusively will be they be installed on the front of the building overlooking the swimming pool.

It is noted that the façades where the air conditioning units can be installed has been determined, “overlooking the swimming pool” as per the Community Statutes approved in years gone by in order to preserve the decoration of the façade.

In regard to the issue of the cabling which makes the façade look ugly it is proposed to study the issue with a view to finding a solution and improve this outlook.

Finally, the Administrator proposes that the Committee and the President should study a new protocol to be submitted to a vote at a future meeting in order to improve the façade of the building. For now, the continual the current protocol is ratified.

FIBRAE OPTICS

The Administrator reports that for any installation in the building, relating to any communal area has to follow certain guidelines, requesting permission from the community in order to preserve the decoration of the Building. The Committee will establish regulations for those owners who are contemplating this installation. **This installation should never be undertaken without first consulting with the Administration.**

Advantage will be taken of false ceilings to be installed in hallways to conceal the water pipes and to also hide this cabling.

5.-Approval, if reached, of regulations that govern the election and remit of the Committee.

The Administrator proceeds to read out the faculties suggested as the remit of the Committee to be submitted to a vote.

1. The Committee will be composed of 5 members: the President, Vice-president and 3 members appointed by the owners at a General Meeting. The Administrator will act as Secretary, allowed to speak but with no vote.
2. Their acts will be supervised and controlled by the General Assembly.
3. They will meet, in ordinary session, once a quarter or when at least two of the members ask the Secretary to do so. Extraordinary sessions will be held whenever the circumstances dictate.
4. The citation will be made by the Secretary who will notify the members of the Agenda.
5. Resolutions will be adopted by a majority and will only be valid with the presence of 3 or more of the members.
6. Their faculties will be the following:
 - a. Put into operation resolutions passed at the General Meeting.
 - b. Take whatever measures are required to resolve problems that due to emergency or delay could cause serious prejudice to the Community or its members.
 - c. Control the compliance with the estimates approved at a General Meeting and supervise the works undertaken by service companies engaged by the Community in cooperation with the Administration.
 - d. The only organism within the Community charged with cooperating in the daily tasks of the community, such as: requesting estimates, receiving technical advice, engaging, services, ordering small maintenance works etc.

Following which, Sra. Cortés disagrees with the content of point 6 asking that estimates from any owner should be accepted, not only those obtained by the Committee. She then tries to present an estimate for the adjudication of cleaning and gardening services, an issue that is not included on the agenda. It is to be collected and passed to the new Committee to be studied. Then, Sr. Jiménez Calisalvo reports that the objective of that point is that personal decisions should not be taken and explains that the Committee studies the issues and takes the best decisions in a collective manner.

Following a lengthy debate and in accordance with the functions of said Committee it is agreed that any owner can present estimates to the Committee, President or Administrator.

And, submitted to a vote, this point is approved by a majority.

6.- Presentation and approval, if reached, of estimates for the installation of new TV aerials and new satellite channels.

In order to improve the installation of new TV aerials, new satellite channels and to modernize the cabling structure, the following installation is explained.

The Administrator introduces Don Marcos Vázquez, representative of the company, MUNDIRAEXEL, S.L., in charge of the maintenance of the intercom and TV systems.

Sr. Marcos explains everything included in the estimate:

- In the first estimate:
 - 1º. Leave only the aerials necessary (one for National land tv, another for English, French and German channels and another for Italian or Arabic channels)
 - 2º. Clear the cabling and aerials from the roof of the building leaving only those necessary, in order NOT to have to tread on the roof surface.
- In the second estimate:
 - 1º. Installation of new channel systems, via some new equipment, leaving national tv, English channels and the main Sky channels, preventing anybody wanting a specific channel from hanging cables outside, but with inside equipment will be able to set up the installation of the required channels.

Sr. Vázquez reports that due to reception problems arising in Spain from the Sky system and for all signals to be received the proposed equipment is more modern and with a stronger signal to obtain more channels, with no problems.

A debate ensues among the owners, with doubts regarding the proposal. The most significant points are as follows:

1. Once the installation has been carried out the channels in the languages most used can be agreed on by the owners at a meeting.
2. The new equipment transforms the satellite channels (such as land tv channels) so that all the channels will reach all the properties by searching for them through the installed equipment.
3. There is a satellite in place with is showing Sky at: INTELSAT 27,5 degrees WEST), hence the reception of the diversity of channels.

4. This system does not offer specific sports channels, etc... but there will be channels in the following languages: Spanish, English, French, German, Italian and Arabic.
5. It is established that this installation does not incur a monthly quota.
6. This equipment will not require the cabling visible at the moment.
7. Cost of said installation: Net cost 6.000 €, Amount with VAT included 7.147€.
8. Cost of modules per nationality: about 600€. 5 modules have been estimated which can be chosen by the owners.

A lengthy debate ensues among the owners who believe that as many watch television via the internet the possibility of installing internet in the building could be studied and not to undertake the cost of the above installation. The Administrator replies that the internet installation would be costly without being reliable for now that it would reach all the properties. Sr. Vázquez reports on the pros and cons regarding the installation of WI-FI.

The Administrator reiterates that the installation of new TV aerials and new satellite channels has been proposed with the objective of preventing the existing problem of a plethora of satellite dishes and cabling, and also to comply with the requisites established by Law.

An owner indicates that the WI-FI system would not give a good coverage to so many properties, and agrees with the presented installation, indicating that the other owners can individually install fibre optics together with this installation, reiterating that that issue is not included on the agenda.

Sr. Vázquez again gives further information on the installation trying to resolve all the queries posed by the owners.

Sra. Faarup comments that the Scandinavian owners tend to watch their television via internet and also the British owners have a system that provides them with a wide range of channels in their language. Following a lengthy debate it is agreed to submit the installation of new TV aerials and new satellite channels to a vote, as some owners would opt for the installation of WI-FI in spite of all the comments made.

The proposal is submitted to a vote and it is approved by a majority to install new aerials and new satellite channels, with the proviso that the President and the Committee will, if considered opportune, remove some of the channels established in said estimate.

7.- Presentation and approval, if reached, of estimates for the installation of a new water system and range of meters. Resolution to be adopted.

The Administrator explains the importance of said point, indicating that Sr. Jiménez will now explain it.

Sr. Jiménez Calisalvo reports that this issue arose in 2014. At the beginning there were two alternatives:

- 1ª. Replacement of the installation with one sole meter.
- 2ª. Replacement of the installation with individual meters.

Furthermore contact was made with five companies obtaining five estimates, which have been carefully studied by the Committee and also by a technical architect, taking into consideration several factors such as the technical solution, quality of installation, guarantee and financing.

The tendency of local boroughs is to individualise the meters, so that initially it was thought to prepare the individual pre-installation so that whenever the Benalmádena Town Hall imposes it, the installation could be connected to individual meters.

He then presents the obtained estimates in detail:

- Two of the companies have presented incomplete estimates and have therefore been disregarded.
- Miguel López, S.L. – Estimate: 196.800 € + VAT.
No financing. (4% higher than the most economical estimate and with financing problems).
- Verma, S.L. – Estimate March 2014: 215.000 € + VAT.
Estimate January 2016: 218.000 € + VAT.
 - *Financing:*
 - 30%, on the signing of the contract.
 - 30%, on completion of the works, as per bills presented.
 - 40% remaining, over 30 months, at 5% interest.

(15,6% over the most economical estimates and with the above finance package).
- Ecosol – Estimate: 189.300 € + VAT (Estimates in 2014 & 2016, maintaining the same price).
 - *Financing:*
 - 30%, on the signing of the estimate.
 - 30%, as per bills presented on works completed, approved by the engineer.
 - 40% remaining over 24 months. Without interest.

(Most economical and according to the references obtained by the technical architect: with good references).

The work is estimated to last between 4 or 5 months. Certain works would be carried out beforehand and the inside of the building will be left until after the summer holiday period.

He continues with his presentation that as per the studies made it is thought that the annual charges will not increase in 2016, 2017 and 2018, commenting further on the solvency of the community and the form of payment:

- 60% of the work comes to approximately 125.000€, covered by the community reserves.
- 40% remaining, that come to approximately 83.300 €, would be paid over 24 months without interest.
- 2016: 124.950 € would be paid from Community funds.
- 2017: 12 monthly payment of 3.500 € each (2016 estimate provision plus the 2017 provision).
- 2018: 12 monthly payments of 3.500 € each, with the debt being settled from the budget provisions made in 2015 and 2016.

A lengthy debate ensues on the issue of the individual meters. The Administrator reports that the works to be carried out does not imply that they are going to install an individual billing system for water consumption. The Community will continue to pay the global bill for the water supply to the apartments. It is reported however that the Junta de Andalucía Law 9/2010 BOE, makes the installation of individual meters compulsory. Currently the introduction of the law has been postponed and the Benalmádena Town Hall does not, for the moment, make this installation compulsory, but we should put in the pre-installation to prevent future possible penalties that could considerably increase the community water bill.

The estimates presented for the **installation of a new water system and a range of meters** are submitted to a vote and the estimate presented by ECOSOL, S.L. in the sum of 189.300€ + 10% VAT = 207.900€ is **approved by a majority**.

8.-Proposal to refurbish the community apartment for subsequent rental. Resolution to be adopted.

It is approved by a majority to study the feasibility of refurbishing the community apartment to rent it out.

As the condition it is in is currently unknown and also the cost of said refurbishment it is agreed to authorize the Committee to look into this possibility.

9.-Presentation and approval, if reached, of the estimated budget for the economic year 2016.

The Administrator presents the budget for 2016, that shows a reduction of 4,4% in community charges.

CRUZ DEL SUR. BUDGET PROPOSAL FOR 2016

1.- Maintenance: cleaning & gardens	49.440	
2.- " lifts	6.500	
3.- " aerial & intercoms	1.500	
4.-Pest control	1.500	
5.-Cleaning of pipes & drains	1.000	
6.-Maintenance gate—parking	700	
7.- " extinguishers	240	60.880
1.-Salary Community employee	7.800	
2.-Lifeguard service July & August	4.500	
3.-Gratification president	1.000	3.300
1.-Administration Fees	12.000	
2.-VAT Administrator.....	600	
3.-Office material & communications	1.500	
4.-Labour assessment	300	
5.-Legal assessment	1.000	
6.-Translations	500	17.900
1.-Electricity supply	8.500	
2.-Drinking water supply	27.500	
3.-Community telephone	600	36.600

1.-Comprehensive insurance	7.500	
2.-Financial costs	500	8.000
1.-Unforeseen works of maintenance	6.000	
2.-Materials various (ironmongers, electricity, painting etc.....)	2.000	
3.-Quota protection data	100	8.100
1.- Reserve fund as per law	6.000	6.000
Total ordinary budget	150.780	

EXTRAORDINARY BUDGET

1.- Installation of new multichannel satellite aerial	7.500
2.-Provision of replacement of water pipes	28.000
3.-Rest damp proofing of roof	2.500

Total extraordinary budget **38.000**

TOTAL BUDGETS ORDINARY + EXTRAORDINARY188.780

OBSERVATIONS.-

1.-The income of 5.000€ from the rental of storerooms will be applied to expenses such as repair to the swimming pool, repair of well and other minor items not budgeted.

2.-The present budget is reduced by 8.670€ in relation to 2015, in spite of the provisions for the aerials and water pipes amounting to 35.500€.

Sra. Cortés Padilla presents an estimate for the service for the cleaning and maintenance of the garden and swimming pool. She explains there is a difference between the amount in the budget and the estimate she has presented of 5.000 €. Sr. Jiménez Calisalvo explains the services included by Limpiezas Andalucía, S.L., such as chlorine, maintenance of pressure group, maintenance of lighting etc. would have to be compared against the estimate presented.

The estimate presented by Sra. Cortes is then submitted to a vote and rejected by a majority.

The estimated budget for 2016 is then submitted to a vote and is approved by a majority.

Separately, it is agreed that the Committee should advise the maintenance company of the complaints that have arisen.

10.-Election of Committee members: President, Vice-president, Committee, Secretary-Administrator.

The President D. Evaristo Arias states his wish that a new President should be appointed. Several owners then propose Sra. Jette Faarup, indicating she speaks several languages and would be ideal for the post.

The assembly then show their appreciation to Sr. Arias Fontela for the important work he has undertaken during his years in the presidency.

Submitted to a vote it is **unanimously** agreed to appoint as President, Dña. Jette Faarup.

For the post of Vice-president there are two candidates, with Dña. Birgitte Dalhoej finally being appointed as **Vice-president.**

Submitted to a vote the following are elected as committee members each by a majority:

- D^a. Yolanda Lee Maciel Martin.
- D. Manuel Jiménez Calisalvo.
- D. Rufino Fernández Gracia.

D. Mario Cordero Codes is ratified in the post of **Secretary-Administrator**.

It is also agreed to remove the signature of the outgoing President, D. Evaristo Arias Fontela, from the community bank account held with Banco de Sabadell and to register the signature of Doña Jette Faarup, who will sign jointly with the Secretary-Administrator.

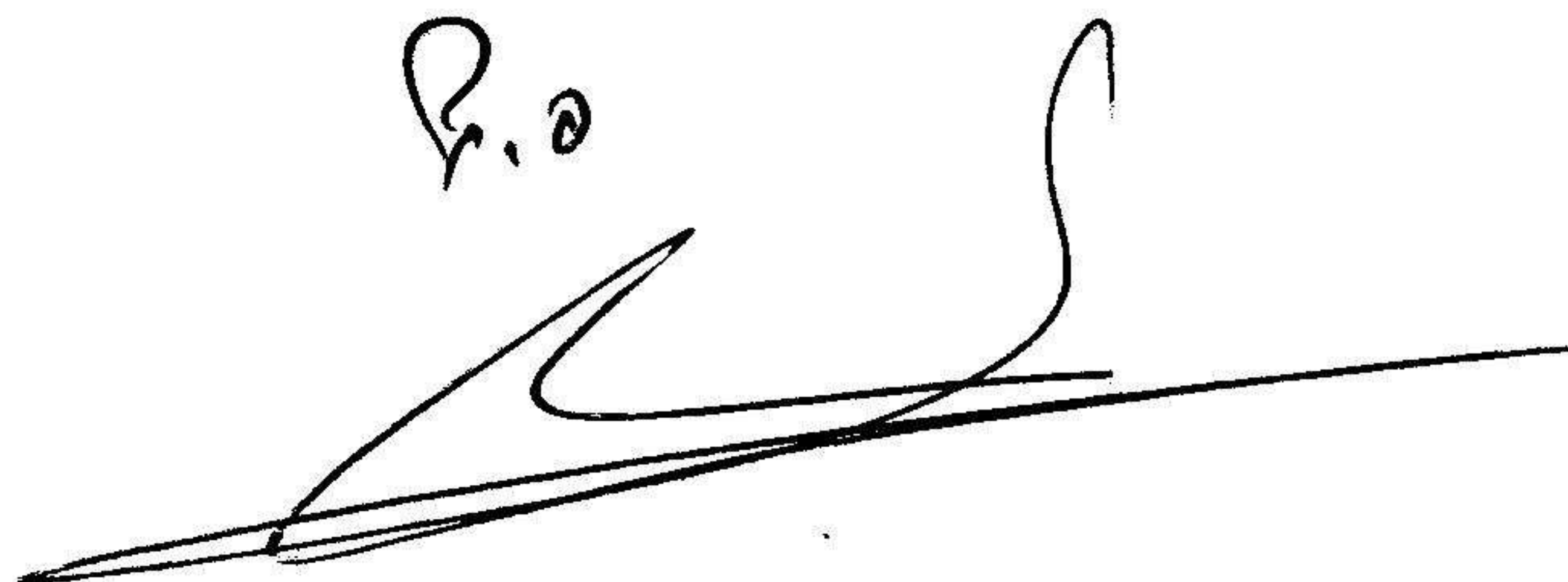
11.-Any Other Business.

Sr Cooper asks for vehicles abandoned in the parking area over a long period to be removed.

And, with no further matters of general interest the President agrees to close the Meeting at 4.30 p.m. from which these Minutes are drawn and, in agreement with them, he signs with me, to the content of which I, the Secretary, certify.



Secretary-Administrator



President