

COMUNIDAD DE PROPIETARIOS LA CALA HILLS 1ª FASE

COMMUNITY OF PROPRIETORS LA CALA HILLS 1ª FASE

Minutes to the Ordinary General Meeting for the Community of Proprietors Cala Hills
1st Phase held on Twenty-first October Two Thousand and Thirteen, at the Tenencia de
Alcaldía, La Cala de Mijas Costa.

Attendance:

VIVIENDA	PROPIETARIO	COEFICIENTE	REPRESENTADO POR
APARTMENT	OWNER	COEFFICIENT	REPRESENTED BY
101	Mrs. Philip Smith	0,88 %	
105	D. Felipe Cano Garcia	0,88 %	Mariscal, Jose Maria
108	Mr. A. Wilson	0,88 %	Mariscal, Jose Maria
115	Mr. Van Der Wal	0,91 %	
302	Mr. M. Foot	0,67 %	
308	Mr. Roger Wilkinson	0,88 %	Mariscal, Jose María
311	Mr. John Metcalfe & Irene Taylor	0,67 %	
405	Mr. G. Treco	0,88 %	Mariscal, Jose María
406	Mr. A. Marshall	0,67 %	Mariscal, Jose María
411	Mr. A. Hess	0,67 %	Mariscal, Jose Maria
504	D. Rafael Espejo-Saavedra Vinuesa	0,88 %	Howard M. Franklyn
507	Mr. Howard M. F. & Mrs. V. Wolf	0,67 %	
510	Mr. & Mrs. N. B. Smith	0,67 %	Howard M. Franklyn
514	Mrs. M ^a J. Andreas & Joannes C.	0,90 %	
603	Mr. Robert Luijendijk	0,67 %	Senker, Patricia
701	D ^a Cristina Lopez Cortijo Norskov	0,88 %	
703	Mr. y Mrs. Smits	0,67 %	Mariscal, Jose María
708	Mr. M. Weinrabe	0,88 %	Senker, Patricia
709	Mr. M. Emerson	0,88 %	Senker, Patricia
802	Mrs. J. Cornwel-Smith	0,67 %	
809	Mrs. Barbara Harris	0,88 %	
811	Mr. Philip Burns Devlin	0,67 %	Mariscal, Jose María
812	Mr. & Mrs. Senker	0,88 %	
814	Mr. J. Poort	0,90 %	Valentino L. Bugatti
904	Mr. Henry & Mrs. Patricia J. Ander	0,88 %	
905	Mr. Alexander Kostromini	0,88 %	Senker, Patricia
907	José María Mariscal Pareja	0,67 %	
909	Mr. A. Nelms	0,88 %	
914	D. Ray Small	0,90 %	

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	TOTAL ATTENDANCE	25,09 %
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Having been previously convened by the President, D. Jose María Mariscal, the above proprietors either meet, or are represented, to hold the Ordinary General Meeting. The President declares the Meeting officially constituted at 10.30 a.m. on the second call, there not being sufficient quorum on the first call. He welcomes the assembly.

Prior to initiating the AGM and the first point on the Agenda the President would like to express condolences to the family of Sr. Harris, making it known he is sadly missed as a friend and collaborator with the Community Committee; he would also like to wish a speedy recovery to certain owners in the Community who are ill.

Also before starting, it is recorded that the date for the next AGM will be:

MONDAY, 20TH OCTOBER 2014, at 10 a.m. on the first call and at 10.30 a.m. on the second in the same venue as today, "Tenencia de Alcaldía de la Cala":

Following these comments the AGM is opened with the first point on the Agenda:

1. Welcome and report by the President.

The President welcomes the assembly thanking those proprietors who have not been able to attend but who have recorded their votes with their proxies.

He indicates that very few owners are attending this Meeting, possibly because they are satisfied with the management of the Urbanization or, maybe, due to the current crisis they have not been able to afford the tickets to come. However, he thanks those attending for their cooperation today.

"First of all, this year I do NOT want to begin this report without expressing MY CONDOLENCES to the Harris family for their great loss and to remind them that BRIAN will always be in our thoughts." Thanks to all the members of the Committee and cooperating members, such as the departed D. Brian Harris (809), to D. Ian Leader (312), to D. Jan Edgoe (707), and to Dña. Patti Senker, for their inestimable help, support and cooperation that I have had from them at all times and who have

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always given their services to the Community in a selfless manner, looking after the interests of the Community at all times.

I should also like to thank all the workers who, in one form or another, give their services to our Residential Complex, starting with the Consierges, continuing with the Gardeners, Cleaners, Maintenance Staff, Administration etc., who perform extremely well so that everything functions properly and that we all enjoy an enhanced quality of life.

Certainly, this year the result has been due to a well organized team, willing to work hard.

As President of the Community and on behalf of the Committee I can report that this year has, without doubt, been an extension of the previous year, as is well, known, due to the existing crisis and level of debtors. We have continued to control expenditure and we have also maintained the investments made last year in perfect condition. At no time has the quality of life been compromised, indeed, it has improved, all of which has been with the slight increase from last year. We continue with our Deposit Account at Unicaja in the sum of 60.000 € which, this year, has not been touched at all. Moreover, maintenance has been carried out and new works undertaken as approved at the last meeting. We can record that this year continued control over debtors has been followed and the amount of community charges outstanding in comparison with last year has been reduced.

List of works undertaken by the Committee:

Maintenance company: *We continue with the maintenance company 24 hours a day. They continue to give great value to the Community for 700,00€ per month.*

Replacement of flooring: *The flooring in portals 8, 4 & 7 have been replaced.*

Gardens: *The Gardens continue to look fantastic and beautiful and very well maintained; everything is clean and in perfect condition thanks to Cristóbal & Alberto.*

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Swimmingpools: They have worked at a frantic rate as in every year but everything has worked marvellously and the motors have behaved decently. Also this year and in accordance with a community resolution we have had a person controlling the swimming pools during the months of July & August. The press buttons have had to be changed in the swimming pool toilets in block 3. Also the condenser for the motor pump in the small swimming pool number 3 has been replaced. The circulation pump for the solar panels and in swimming pool number 2 have been replaced. Two lights for swimming pool 3 have been supplied and the three purifiers in the swimming pools have been revised.

Web Page: The current Committee has updated 100% of the content and use this means of communication which is an impressive working tool, to inform the proprietors of everything that is happening within the Community. It is swift and economical.

A reminder of address in case some owners are not aware of it:

www.lacalaowners.info

Painting-Repairs: All the railings on the main street have been cleaned as well as those in the two parking area, the basements in the two buildings, the entrance gate to the complex and small connecting gates/doors to the banks by the blocks. All of the above has also been painted in green gloss paint. Also all the community outside lights and pivots on the pavements have been cleaned and subsequently painted in green gloss paint.

All the railings in the stairwells of the buildings have been sanded down and cleaned and then subsequently painted in green gloss Galicia paint.

Postage & Telegraph: We remind proprietors of the correct postal address. Example:

Sr. D. José María Mariscal Pareja

Urb. La Torre de la Cala Hills

C/ Altabaca, nº. 2 – Apartamento nº. 907

29650 MIJAS COSTA – MALAGA (ESPAÑA)

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Automatic Remotes: In the Consierge's room they have automatic remotes available at 40€ each. These can only be acquired by proprietors who must hand in the old one, which will be deactivated immediately.

Repair and conservation parking doors: As in every year an exhaustive maintenance programme has been in force, such as: Installation of movement sensor in block 3; supply of two cables for the section garage door and concentric pulley in block 5; purchase of eight new remote controls for the entrance gate/door; repair to garage door/gate and supply of timer for the manoeuvres plaque in block 6; repair to access control TM 1500. Change of memory card due to breakage and configuration of access control by technical department of Clemsa; also supply of receptor plaque for the door and coding of same to main gate/door; supply and installation of spring and cable for section door in block 2; supply of a lock for the gate, being the master for the barrel in block 2, left door; change of spigot on garage door in block 6; supply of a spring for section door in block 4; supply of a movement sensor for the entrance to the garage in block 3; supply of a movement sensor in block 2; supply of an electric lock for the door at the main gate.

General Community Repairs: The pipes have been cleaned out, the pest control has been undertaken in the communal areas, quite a few repairs have been made to the watering system in the garden, Christmas lights were put up in the communal areas last year, a large number of timers and switches have been replaced. Small repairs have been carried out to the community fountains; roofs have been repaired and on several occasions the panes to the garden lights have been repaired.

Community Storerooms: Some storerooms have been made available for rent at a price of 50€ per months. If any owner needs more space and would like to rent one, please contact the Committee.

Works Reports: The new working system has been maintained in order to resolve problems as quickly as possible. Whenever a breakage is detected a "Works Report" is drawn up and completed by the Consierge on duty, which must have the approval of the President on duty or, by default, the Vicepresident. From then it is followed up until the problem has been resolved.

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If the breakdown is urgent, whether at night or by day, the maintenance company is called immediately and they come immediately to the Community.

Also, and as a final and repetitive comment: we can assure everybody we are doing the impossible to once again "reduce" costs for the Community. We shall specify these details in this Meeting.

A reminder that the next General Meeting will take place on Monday 20/10/14 in the Conference Rooms at the Tenencia de Alcaldía, La Cala, at 10 a.m.

Finally, the President reiterates his continued appreciation to ALL the members of the Committee.

2. Vote and approval Minutes to the AGM 2012-OCTOBER.

The assembly is asked if there is any query or clarification regarding the previous Minutes.

The proprietors of apartment 311 & 115 comment that they have NOT received the Minutes to the last AGM. All proprietors are asked to notify the administration office if they have not received the Minutes within one month and a half following the meeting because there must be some erroneous details. However, for the information of proprietors the Minutes are on the Web and also, next year, the letter of invitation will be sent out together with the Minutes to the last meeting as a reminder to all the proprietors, as has been the case for this year.

Submitted to a vote the Minutes to the last AGM is Unanimously approved.

Those proprietors who have not received the Minutes are asked to verify their details so that they can receive further documents without problems.

3. Unpaid Community charges. Vote and approval of settlement of debts at the date of the MEETING and legal proceedings. Authorization to issue powers of attorney to the President for him to be able to give powers to lawyers and procurators to legally reclaim these debts.

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The following list of debtors at the date of this Meeting are presented for approval of settlement as follows:

VIVIENDA/FLAT	PROPIETARIO/OWNER	DEUDA/DEBT
103	Mr. G. Wakeling	554,04 €
104	Mr. Hein Lans Jans	858,05 €
115	Mr. Van der Wal	859,61 €
301	Mr. Craig Lance Davies	517,30 €
307	Mr. Dermot J. Sullivan	7.017,36 €
315	Mr. James Flanagan	880,09 €
402	Mr & Mrs E Baker	2.830,71 €
409	Mrs Susan Alice Mckeown	12.101,98 €
508	Mr. B. J, Lubbers	2.178,59 €
512	Mr. B. J. Lubbers	1.634,84 €
515	Mr. E. Walsh	109,20 €
601	Mr. Meenwis Adrian Burgers	105,60 €
614	Mr R Dove	375,27 €
705	Mrs. E. Ratchfor	3.127,66 €
708	Mr. M. Weinrabe	105,60 €
714	Mr B Chalmers	3.159,02 €
803	Sr. D. Manuel Yañez	1.090,65 €
804	Real Time Invest SPRL	988,85 €
808	Appletree Investment	662,65 €
902	Mr A Brignell	1.505,74 €
903	Mr. S. Sroka	80,36 €
906	Mr L Chapman	1.881,64 €
911	Creative Accounting 2002 S.L.	801,07 €
	TOTAL DEUDA/DEBT	43.425,88 €

The Administrator explains that the list has been modified somewhat since it was originally sent out because some of the debts have been settled. She also reports that this situation has improved since last year.

The proprietors are informed of the change in the Law in June 2013, which will benefit the Community: "when a property is sold, auctioned, embargoed, etc... the new owner,

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as per this new ruling, is obliged to pay the debt outstanding for the year in question plus the three previous years”.

The President reports that the Committee is constantly monitoring this issue always in the interests of the community.

The settlement of debts by proprietors is submitted to a vote and Unanimously approved. It is also Unanimously agreed to take legal action against these debtors.

*All expenses incurred in these cases both judicial and extrajudicial will be the responsibility of the proprietor in question.

*Any proprietor with a debt over the limit of 1.500,00 € will be taken directly to the Courts of Fuengirola.

The Community Administrator now provides details on the cases in Court.

This last year debts of significant amounts have been recuperated from Mr. & Mrs. Reynolds, Apto. 207 on the sale of the property, and payments on account by large debtors in the Community.

The following have been presented in Court:

*Apartments 409 & 307.

The settlement of the outstanding debts is submitted to a vote and Unanimously approved. Legal claims will be extended and the new debts will be presented in Court providing these have not been settled on receipt of these Minutes. We also remind the assembly that ALL expenses incurred in these claims (legal and extrajudicial) will be settled by the debtor in question. This proposal is also Unanimously approved.

The President also reports that there are proprietors who have paid charges in their favour because they made transfers for higher amounts than they should pay. However, these extra amounts will be offset against community charges for this next year to liquidate the differences.

4. VOTE & APPROVAL AUDIT REPORT- ANNUAL ACCOUNTS 2011-2012. REPORT BY THE AUDITOR.

The Administrator reports that Sr. Ian Leader, internal auditor for the Community, has not been able to be present at this Meeting of Proprietors for personal reasons. However,

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she would like to thank him for his attention and dedication to the community, particularly his valuation of the accounts.

Sr. Leader has drawn up a short report to be read out in this Meeting of Proprietors and the Administrator informs the Assembly that the audit has been sent out to all the proprietors and will also be attached to these Minutes.

The auditor report is now read out to the assembly:

"First of all he would like to apologise but for unexpected circumstances it has been impossible for him to attend this Ordinary General Meeting.

The Audit has been completed and once again I should like to thank Carmen and her team for their cooperation.

This year the expenses have been included in the budget and hence a surplus of about 1.100€ has been obtained for this year. Our committee has studied the expenses for the next year and we believe that, with extreme care, we should continue with the budget for this new year 2013/2014.

We therefore recommend that the same community charges should continue for the next year.

We continue to have outstanding balances in Debtors, however, during this year several proprietors have settled their debts and the current list of debtors has improved. Recently, the law has changed in regard to the recuperation of outstanding community charges to the benefit of the Community.

I can also report that there are several proprietors who have paid their community charges in advance and we need to address this problem because this year the amount has increased from 10.872,84 € last year, to 15.264,23€ this year. This is due to owners who make transfers to the community account and the amount paid in is higher than their community charge. My advice is for all proprietors to pay their charges by direct debit via the Administration and this would then not occur. This year I have spent some time studying these balances in credit and we have agreed that the administrator will write to these proprietors in order to resolve the issue before the end of this year.

If the proprietors have any queries regarding the accounts the Administrator will receive them and pass them onto me to be included in the Minutes for this year."

Once discussed the accounts are submitted to a vote and Unanimously approved.

Literal transcription:

COMMUNITY OF PROPRIETORS LA CALA HILLS PHASE 1

INCOME & EXPENDITURE ACCOUNTS FOR THE YEAR ENDING 30TH SEPTEMBER 2013

2013	2012
EUROS	EUROS

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INCOME

COMMUNITY FEES	303.166,04	290.642,76
PENALTY PAYMENTS	5.582,64	6.508,42
RENT OF STOREROOMS	1.000,00	2.149,00
PADEL COURT	-----	55,50
SUNDRY INCOME	219,00	-----
TOTAL INCOME	309.967,68	299.355,68

EXPENDITURE

GARDEN MAINTENANCE	60.000,00	60.000,00
MISCELLANEOUS GARDEN	7.946,98	10.341,34
SWIMMING POOL MAINTENANCE	6.461,92	3.515,11
GENERAL REPAIRS	13.764,96	17.423,42
COMMUNITY MAINTENANCE (MARCOS)	8.642,10	8.411,04
FIRE SAFETY SYSTEM MAINTENANCE	482,17	470,22
LIFT MAINTENANCE	10.750,39	10.260,62
LIFT TELEPHONE	2.020,68	2.073,20
TELEVISION EXPENSES	3.258,96	1.712,48
ADSL	16.632,00	16.632,00
SECURITY	69.244,42	67.955,97
CLEANING COMMUNAL AREAS	15.600,00	15.600,00
PEST CONTROL	-----	660,00
BUILDINGS INSURANCE	5.816,52	5.521,37
WATER	26.301,31	31.663,90
ELECTRICITY	34.699,62	31.665,55
REPAIRS BLOCK IV	-----	10.600,00

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ADMINISTRATION	7.638,48	7.434,54
OFFICE MATERIAL/ POSTAGE	273,80	3.003,79
BANK CHARGES	428,72	360,69
UNFORESEEN	2.423,02	4.795,26
LAWYER FEES	2.915,22	681,00
REPAIRS TO PATHS	-----	851,05
MACRO COMMUNITY	5.998,37	10.859,22
TRANSLATIONS	380,00	1.071,95
TOTAL EXPENDITURE	301.679,64	323.563,72

SURPLUS /DEFICIT) BEFORE EXCEPTIONAL ITEMS	8.288,04	(24.208,04)
PRIOR YEAR ADJUSTMENTS	200,78	(2.475,43)
DEPOSIT INTEREST	432,13	1.051,88
INSURANCE CLAIM	2.045,06	1.731,95
SURPLUS (DEFICIT) AFTER EXCEPTIONAL ITEMS	10.966,01	(23.899,64)

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BALANCE SHEET AS AT 30TH SEPTEMBER 2013

		2013	2012
	NOTES	EUROS	EUROS
ASSETS			
BANK		35.407,87	14.747,95
CASH		289,27	132,95
DEPOSIT		60.000,00	60.000,00
OWNER DEBTORS	2	51.993,24	52.755,38
OTHER DEBTORS	3	674,92	3.955,94
TOTAL ASSETS		148.365,30	131.592,22

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LIABILITIES

OWNERS CREDITORS	2	15.264,23	10.872,84
OTHER CREDITORS	4	27.799,64	26.390,96
CURRENT LIABILITIES		43.063,87	37.263,80
COMMUNITY FUND			
ACCUMULATED SURPLUS		94.328,42	118.228,06
SURPLUS (DEFICIT) FOR THE YEAR		10.973,01	(23.899,64)
TOTAL RESERVES		105.301,43	94.328,42
TOTAL LIABILITIES		148.365,30	131.592,22

ANOTACIONES A LAS CUENTAS

1. Accounting Principles

The accounting treatment of assets acquired by the communities differs from the business accounting practice which would require them to be capitalised as fixed assets and to be depreciated over their useful lives. The concept of spreading cost of acquisition over future years is inappropriate in community accounting which requires close comparison of costs and funding. Assets are therefore treated as expenses in the year they are acquired.

No provision is made against owners' debtors' balances in respect of doubtful debts. Exceptionally, uncollectable debts would be charged against the community fund.

Income from quotas consist of the quotas notified to owners in respect of the financial year irrespective of the date of collection; uncollectable quotas at the year-end being shown in the annual accounts as debtors. Similarly, expenses remaining unpaid at the year-end are included in the financial statements as liabilities.

2. BALANCES OF PROPRIETORS

THESE BALANCES ARE ANALYSED AS FOLLOWS:	NO.	EUROS	%
BALANCES > 4.000€	3	23.489,77	45.18
BALANCES > 1.000€ < 4.000€	10	20.365,30	39.17
BALANCES < 1.000€	19	8.138,17	15.65
TOTAL DEBIT BALANCE	32	51.993,24	100.00

CREDITORS ANALYSED AS FOLLOWS:

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BALANCES >1.000€	3	7.902,35	51.77
BALANCES <1.000€	19	7.361,88	48.23
TOTAL CREDIT BALANCE	22	15.264,23	100.00

3. OTHER DEBTORS

EUROS

INTEREST BANK DEPOSIT	175,00
ADVANCE PAYMENTS WORKERS	499,92

674,92

4. OTHER CREDITORS

EUROS

TELEVISION CHARGES (PACHECO)	3.258,96
GARDEN MAINTENANCE	5.000,00
CLEANING SEPTEMBER	1.300,00
COMMUNITY MAINTENANCE	718,14
INTERNET MAINTENANCE	1.386,00
ELECTRICITY	3.000,00
WATER	12.500,00
ADMINISTRATION	636,54

27.799,64

5. Election and approval of Committee members and Administrative post.

Prior to initiating this point appreciation is once again shown to the incumbent President for his efforts on behalf of the Community because seldom has the Urbanization enjoyed better conditions than at present.

Following this appreciation volunteers are asked to stand for the various posts on the Committee and it is proposed that the incumbent committee should continue, as per the resolution approved.

The incumbent President does not mind continuing and neither does the Vice-president. However, members no longer on the Committee must be replaced and new ones appointed.

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Submitted to a vote the proposal is Unanimously approved and the committee members and administrative post appointed as follows:

*PRESIDENT of the Community of Proprietors Cala Hills 1ª Fase, DON JOSE MARIA MARISCAL, proprietor of apartment 907.

*VICEPRESIDENT of the Community of Proprietors Cala Hills 1ª Fase, Dª Patricia Senker, proprietor of apartment 812.

*MEMBER-AUDITOR of the Community of Proprietors Cala Hills 1ª Fase, D. Ian Leader, proprietor of apartment 312. He is also ratified in his post as auditor for the Community.

*MEMBER of the Community of Proprietors Cala Hills 1ª Fase, D. Howard M. Franklyn, proprietor of apartment 507.

*MEMBER of the Community of Proprietors Cala Hills 1ª Fase, Sra. Emerson (Sandy), proprietor of apartment 709.

*MEMBER of the Community of Proprietors Cala Hills 1ª Fase, Dª Barbara Harris, proprietor of apartment 809.

For the post of:

*Secretary-Administrator, Dª Mª Carmen García Manzano, collegiate Administrator.

It is also agreed that the Community bank account with UNICAJA should operate with two of the three authorised signatures: President, Vice-president & Administrator.

However, the President comments that the cooperation of any owner is welcome in the interests of the Community, irrespective of whether they form part of the Committee.

Prior to going on to the next point an owner queries:

*Why can't payment be made to the Administration offices using a credit card?? It is replied that this system has NEVER been in place and, furthermore, would create bank charges to the owner. The Administrator suggests to the owner to instigate a direct debit with no charges at all.

*Another owner suggests reminding proprietors quarterly of their pending community charges so they do not forget.

6. VOTE & APPROVAL OF NEW ORDINARY BUDGET FOR THE COMMUNITY 2013-2014.

***VOTE & APPROVAL EXTRA COMMUNITY CHARGE, IF REQUIRED.**

The President explains that, as indicated by Sr. Leader, the proposal for this next year is to continue with the same budget and therefore the same community charges.

The proposal for the presented budget is submitted to a vote and is Unanimously approved. The Total Budget for the next year amounts to 374.562,76 €/per year. A reminder is made that any owner who pays within the first month of each quarter will obtain a discount on their community charges of 20%; anybody paying in the second month of the quarter will pay their corresponding community charges (with neither discount nor penalty) and those who pay from the third month of the quarter will pay their charges with a 20% surcharge. (Please refer to the Minutes for the last EGM held on 24.05.2012).

Copies of the budgets for the next year have not been brought to this Meeting because the budget proposal from the Committee is to retain the same budget as last year. However, copy of said budget will be attached to these Minutes.

The President reports that one of the objectives of the Committee is that if, next year we obtain a surplus, the Committee will try to reduce the budget and therefore the community charges.

***EXTRAORDINARY BUDGET.**

The President comments on the necessary repairs for the cornices and overhang of the terraces. Following the visit to the area from the technical assessor, it can, for now be verified that the worst blocks where masonry has already been shown to have fallen are blocks 1,5 & 6; however, other blocks also have considerable cracks that must be repaired. The President reiterates that the repairs proposed are those for the cornices and overhangs of the terraces, only on the exterior.

Several proprietors disagree because cracks have appeared inside their properties. However, although the inside cracks are private problems the personnel from the repair company will visit the affected area to survey these defects.

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The estimate presented is in the sum of 18.000 € to repair the cornices and overhangs of the terraces. However, the proprietors of 612-615, at one time and without the permission from the community, carried out huge refurbishments, including touching the structure, making the outside façade deteriorate. They should be responsible for this area in their block. An estimate in the sum of 1.800€ is presented, for which they should be responsible.

The proposal is submitted to a vote and is Unanimously approved.

The funds will come from the community deposit account without the need to issue extra community charges.

The duration of the work will be approximately two months.

Submitted to a vote the proposal is Unanimously approved.

Sra. Barbara proposes that if the year closes with a surplus, the resulting surplus should be destined to the deposit fund which, in time, we shall need.

7. ANY OTHER BUSINESS. VARIOUS MATTERS

- An owner complains that he is dissatisfied with the internet installation; he has allowed a private installer to visit who has informed him that these installations are old, over ten years old, and the speed reaches only 60% of capacity, which is why there are problems with reception and speed. A lengthy debate ensues in which several proprietors reiterate it would be a good idea to study the proposal of the individual installation of these services. Following these comments it appears there are various levels of requirement in terms of internet use with other owners indicating their needs are covered with the existing services and when they bought their properties internet was already installed and they do not want to make it individual. Following the exchange of ideas and proposals the President suggests studying the cost involved in these services for internet, television and telephone, and then obtain several estimates from various companies to then renegotiate with the existing company to give them a final opportunity. Following this a circular will be sent out to all the proprietors with a survey on those interested in individualizing this service.

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- In regard to the issue of the swimming pools, the president reports that the Town Hall (Health Inspection) is making it compulsory to install a fence around each one of the swimming pools in order to comply with current legislation. We shall wait as long as possible before doing it but it must be done and is not something that can be voted on because it is a compulsory requisite imposed by the Town Hall. A ruling in the Regulations for Swimming pools.
- Further complaints are presented by some proprietors regarding the modification to some white doors, such as: 914, 814, 514. Legal action has been taken in this regard. Also an owner complains about the canvas canopy in apartment 401 and the windows in 408. The President reports several lawsuits have been presented to make these proprietors carry out the corresponding modification.
- The proprietor of apartment 510, via his proxy, wants to record the following:
 - *A yellow commercial van parked in an area that causes a disturbance.The President takes this opportunity to inform the proprietors that the parking areas are for just that, parking, but note is taken of the complaint; the suggestion is difficult to implement but they will do what they can.
- Finally, the President would like to refer to tenants who walk their dogs and allow them to foul gardens and communal areas. It is proposed that if they do not pay attention to the Committee and/or others, to treat them in the same manner as the debtors as a form of recrimination for the damage they do to the community.

With no further issues to discuss the meeting rises at one p.m. on the same date and in the same venue indicated above.

And, for the record these Minutes are signed as follows:

Signature President

Jose María Mariscal

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Comunidad de Propietarios
LA CALA HILLS I
C.I.F. N - 92.441.617

Signature Secretary Administrator

M^a Carmen García