

La Cala Hills 1ª Fase C.P. JGO 25.10.2010

COMMUNITY OF PROPRIETORS LA CALA HILLS 1ª FASE

Minutes to the Ordinary General Meeting of the Community of Proprietors Cala Hills 1st Phase held on twenty-fifth October Two thousand and Ten at Hotel Tamisa Golf in Mijas Costa.

Attendance:

| VIVIENDA | PROPIETARIO | COEFICIENTE | REPRESENTADO POR |
|------------|------------------------------------|-------------|----------------------|
| APARTAMENT | OWNER | COEFFICIENT | REPRESENTED BY |
| 101 | Mrs. P. Shellcock | 0,88% | |
| 102 | Mr & Mrs. Spittle | 0,67% | Mariscal, Jose Maria |
| 104 | Mr. Hein Lans Jans | 0,88% | Bakker, Franck & Els |
| 105 | D. Felipe Cano Garcia | 0,88% | Mariscal, Jose Maria |
| 108 | Mr. A. Wilson | 0,88% | Ian Leader |
| 110 | Mr. Gilding | 0,67% | Mariscal, Jose Maria |
| 112 | Mr. P. Koster | 0,88% | Bakker, Franck & Els |
| 115 | Mr. Van Del Wal | 0,91% | Bakker, Franck & Els |
| 201 | Mr. Derek Hills | 0,88% | Ian Leader |
| 203 | Mr. Van Der Heij | 0,67% | Bakker, Franck & Els |
| 206 | Mr. Age Jonny Ulvedalen | 0,67% | Karin Ulvedalen |
| 209 | Sres. R. Ware & Sres. D. Jenkins | 0,88% | Bakker, Franck & Els |
| 210 | Mrs. Margaret Smith | 0,67% | Mariscal, Jose Maria |
| 302 | Mr. M. Foot | 0,67% | B. Harris |
| 303 | Mr. C. M. Bird | 0,67% | B. Harris |
| 305 | Mrs. Charo Van Hulst | 0,88% | Mariscal, Jose Maria |
| 308 | Mr. Roger Wilkinson | 0,88% | Craig, Davies |
| 310 | Mr. Kenneth J & Patricia M. Norris | 0,67% | Pm. Nauz |
| 311 | Mr. John Metcalfe & Irene Taylor | 0,67% | Ian Leader |
| 312 | Mr. Leader | 0,88% | |
| 314 | Mr. Michael Owne Reilly & Wendy | 0,90% | |
| 405 | Mr. G. Treco | 0,88% | Mariscal, Jose Maria |
| 406 | Mr. A. Marshall | 0,67% | |
| 407 | Mrs. C. Honeysett | 0,67% | Craig, Davies |
| 408 | Mr. S. Hooper | 0,88% | Mariscal, Jose Maria |
| 411 | Mr. A. Hess | 0,67% | Marshall, A. |
| 412 | Mr. T. J. Booth | 0,88% | |
| 414 | Mr. D. Hayde | 0,90% | Bakker, Franck & Els |
| 415 | Mr. Ahlefeld-engel Discr. Trust | 0,91% | |
| 504 | D. Rafael Espejo-Saavedra Vinuesa | 0,88% | Franklyn |
| 506 | Mr. P. Dubberley | 0,67% | Franklyn |
| 507 | Mr. Howard M. F. & Mrs. V. Wolf | 0,67% | |
| 510 | Mr. & Mrs. N. B. Smith | 0,67% | Franklyn |
| 514 | D. Joannes Cornelis, Maria Jose A. | 0,90% | Bakker, Franck & Els |
| 602 | D. Daniel Mozo Vargas | 0,67% | Mariscal, Jose Maria |
| 603 | Mr. Robert Luijendijk | 0,67% | Bakker, Franck & Els |

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| | | | |
|-----|------------------------------------|--------|----------------------|
| 609 | Mr. R. de Jong | 0,88% | Bakker, Franck & Els |
| 610 | Mr. R. de Jong | 0,67% | Bakker, Franck & Els |
| 611 | Mr. R. de Jong | 0,67% | Bakker, Franck & Els |
| 612 | Mrs. Regina Friedrich | 0,88% | |
| 615 | Mrs. Regina Friedrich | 0,91% | |
| 701 | Dª Cristina Lopez Cortijo Norskov | 0,88% | |
| 703 | Sres. Pleun and Hein Smits | 0,67% | Bakker, Franck & Els |
| 704 | Mr. R. Muller | 0,88% | J. Edgoe |
| 706 | H. A. Investment SA | 0,67% | Bakker, Franck & Els |
| 707 | Mr. Jan Edgoe | 0,67% | |
| 708 | Mr. M. Emerson | 0,88% | |
| 802 | Mrs. J. Cornwel-smith | 0,67% | |
| 803 | D. Manuel Yañez | 0,67% | B. Harris |
| 804 | Mrs. J. O. Callaghan | 0,88% | B. Harris |
| 809 | Mr. B. Harris | 0,88% | |
| 810 | Mr. N. Fleming | 0,67% | Bakker, Franck & Els |
| 811 | Mr. Philip Burns Devlin | 0,67% | B. Harris |
| 812 | Mr. & Mrs. Senker | 0,88% | Bakker, Franck & Els |
| 814 | Mr. J. Poort | 0,90% | |
| 815 | Mr. J. Poort | 0,91% | |
| 901 | Mrs. S. Hastings | 0,88% | Mariscal, Jose Maria |
| 903 | Mrs. Sroka | 0,67% | Mariscal, Jose Maria |
| 904 | Mr. Henry & Mrs. Patricia J. Ander | 0,88% | Mariscal, Jose Maria |
| 906 | D. Jose Maria Mariscal | 0,67 % | |
| 909 | Mr. A. Nelms | 0,88% | Ian Leader |
| 914 | Mr. R. Small | 0,90% | B. Harris |
| 915 | Dª Carmen Montana | 0,92% | |
| | TOTAL ATTENDANCE | 60,27% | |

Previously convened by the President, D. Horst Erbacher, the above proprietors meet either in person or by proxy 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 to hold it on the first. The assembly is welcomed and the first point on the Agenda is introduced.

1. **Welcome and Presidential Report.**

The Presidential report has been sent out to all the proprietors together with the letter of convocation and the assembly is asked if there are any questions.

Literal:

Time flies and we are once again approaching the closure of our economic year. I shall now revise the current situation of the community with you.

Economic situation

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This year should be positive from the economic point of view because we have been fortunate inasmuch there have been few repairs to carry out on the swimming pools and other installations. The cash flow has been more difficult due to the increase in the number of debtors in spite of all the efforts employed since last year. We have gone from an average of 25.000€ to 50.000€. We have had to take 20.000€ from our reserve fund to meet our financial commitments.

We have also managed to achieve some considerable saving by directly employing our security guards, Tomi & Juan, plus Samuel as back-up; we have also reduced the gardening expenses and have changed the cleaners and we now use a more economical external cleaning company. We have negotiated a more beneficial rate for broadband with Vozplus and, finally, we have made a saving by changing the administrator at the last AGM. We thank Sr. Mariscal who helped us on this last item.

We shall be able to return the 20.000€ to our reserve fund and, if all goes well, add another 10.000 to 20.000€ to the fund.

Swimming pools and gardens

Our swimming pools have not caused problems and we have not had to carry out any important repairs. The gardens have been well attended by Alberto and his new colleague, Cristóbal, who replaced Emilio at the beginning of the year.

We believe we have been able to improve on the consumption of water throughout the year in spite of a particularly hot summer. However, we shall not know for certain until we receive the most recent bills from Mijas Agua.

Garage doors and main door/gate

The main door/gate has been completely refurbished and two other garage doors have been installed with better mechanisms which should provide a more reliable service.

Cleaners

We have already mentioned that the contract for Lola was terminated last year and we have now engaged a small cleaning company. We are not tied to costs arising from sick pay or redundancy payments. I believe that the majority of proprietors are happy with this less costly service.

Security

The majority of you know that since the beginning of the year we have directly employed the security guards. The security company wanted to change the personnel and increase costs. This step we have taken has been a good experience and Juan & Tomi continue to work for the good of the community, together with Samuel, the latest back up employee. We shall see a considerable saving at the end of this economic year in spite of collecting for a possible redundancy at any given time. One point that we shall be able to discuss at the AGM will be about Molly, our guard dog; we took her on after some very serious robbery attempts.

We have also installed some automatic locks on the entrance doors/gates to each block in order to improve security and to protect the opening mechanisms of the doors/gates.

Refurbishments

We have continued with the cleaning and maintenance of our community and, in this year, we have painted blocks 1,2 & 6, also touching up some painting on other blocks. The main door/gate has been cleaned up and

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painted, also the guards cabin, plus all the ironwork and lights on the urbanization. We believe it looks very nice and we intend to continue the painting with blocks 7,8 & 9 during this next year.

Cats & Dogs

Once again the never ending story. We now have less cats but it would seem that more and more owners allow their dogs to roam free in our gardens. We must make another decision on this issue.

Debtors

As we have already commented, this year the debtors have increased considerably, partly due to the economic crisis and partly because this year we have changed bank accounts which has caused some confusion among some owners. This situation has now been resolved but we shall still have to introduce new measures to ensure the quotas come into the community. One idea is to impose a 20% on all those proprietors who do not pay within the first 2 months of the quarter.

Budgets

This year we have been keeping quite strictly to the budget and we therefore foresee that we shall be able to reduce the budget for next year by 10%, due to all the changes and savings made throughout this year. What we do not know at present is our position regarding water and electricity consumption; these tariffs have risen once again this year.

Committee members

In August, our vice-president, Ray Small, resigned for personal reasons. I shall also probably not stand for president again, for health reasons. Therefore, any owner who would like to form part of the Committee should present their candidacy as soon as possible.

The AGM will be held on Monday, 25th October 2010 at Hotel Tamisa at 10 a.m.

Horst Erbacher, President Fase 1

The President insists that this has been a difficult year with the change of Administrator three months into the economic period. However, even so, the economic year has been positive.

Many problems have been studied to find out their origin and, where possible, several issues have been resolved that had been pending. Improvements are further expected for next year. Obviously, we have to take into consideration that the economic crisis has had a major influence.

No questions are posed on the Presidential report; his cooperation and effort is once again unanimously appreciated.

2. Vote and approval of the Minutes to the AGM 2009 – October.

The Minutes to the last AGM are submitted to a vote and Unanimously approved.

3. Unpaid community charges. Vote and approval of settlement of debit balances at the date of the meeting and reclamation of same by legal proceedings. Authorization to the President to issue powers to lawyers and procurators for said claims.

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We attach list of debtors to the date of this MEETING:

| VIVIENDA/FLAT | PROPIETARIO/OWNER | DEUDA/DEBT | |
|----------------------|-------------------------------|--------------------|--------------|
| 110 | Gilding | 744,43 € | |
| 204 | Gomis Mayol, D. Miguel | 2.933,28 € | |
| 207 | Mr Steve Wedge | 744,43 € | 2ºT |
| 208 | Mr. E. Reynolds | 977,76 € | |
| 215 | Mr. E. Reynolds | 1.011,10 € | |
| 315 | Mr James Flanagan | 1.214,20 € | |
| 402 | Mr & Mrs E Baker | 593,60 € | |
| 408 | Mr S Hooper | 1.364,65 € | |
| 409 | Mrs Susan Alice Mckeown | 2.012,93 € | |
| 511 | Mr Van De Vossenbergh | 111,66 € | |
| 512 | Mr B J Lubbers | 934,97 € | |
| 601 | Mr Meenwis Adriaan Burgers | 779,65 € | |
| 611 | Mr R De Jong | 1.842,79 € | |
| 614 | Mr R Dove | 617,36 € | paga mensual |
| 705 | Mrs E Ratchford | 2.919,11 € | |
| 708 | Mr M Weinrabe | 273,20 € | |
| 710 | Mr R Wright | 172,71 € | |
| 807 | Mr D Fleming | 1.490,26 € | |
| 808 | Appletree Investment | 779,65 € | |
| 902 | Mr A Brignell | 1.488,86 € | |
| 905 | DSR Wedge y DSJ Gayler | 1.757,41 € | |
| 906 | Ms L Chapman | 1.636,45 € | |
| 908 | Mr D Nolan | 779,65 € | |
| 911 | Creative Accounting 2002 S.L. | 744,43 € | 2ºT |
| | Pequeñas Diferencias Ingresos | 9,98 € | |
| | TOTAL DEUDA/DEBT | 28.130,07 € | |

The Assembly agrees and Unanimously approves to take whatever steps required to claim the outstanding community charges, including legal proceedings. The President is authorised to sign whatever documents required for this purpose. It is also Unanimously approved that all expenses incurred in the current legal or extrajudicial proceedings will be the responsibility of the owner in debt.

The President informs the assembly that the current debt total amounts to 29,000 €.

The President considers this to be an excellent result in comparison with phase 3 whose level of debt amounts to 100,000€. He explains that some proprietors have experienced problems with the change of bank but these problems have now been dealt with.

The Administrator highlights the most significant debts in respect of last year:

705- Have paid most of the debt.

615- Have totally settled their debt.

The Administrator also informs the assembly that there is a report from the lawyers at the disposal of the proprietors detailing the progress of the lawsuits presented.

The President proposes maintaining the 20% discount for prompt payment but to also introduce a 20% on those who do not pay within the established time limits.

It is confirmed that such a measure is legal providing it has been approved by the proprietors. The assembly is also reminded that any charges incurred in extrajudicial or legal procedures are the responsibility of the owner in debt.

The owner of apartment 310 feels that a debtor who has difficulties paying their community charges will find it even more difficult to pay a surcharge and he opposes this proposal.

Another owner indicates that some of the proprietors rent out their apartments and receive financial benefit from their tenants and yet still do not pay the community.

A proprietor comments that the Community is NOT a bank and does not have to subsidise anybody; he then proceeds to thank the Committee for their efforts to date.

The proposal to maintain the 20% for prompt payment and also the imposition of a 20% surcharge for delayed payment is submitted to a vote and is approved by a majority of the assembly with the negative vote of apartment 301.

The proprietors are also REMINDED that legal proceedings will be initiated against any owner owing TWO QUARTERS of community charges.

An owner requests that the proprietors should be sent NOTIFICATION of payments due one month in advance if they do not pay by direct debit.

Finally, an owner queries the situation regarding apartment 308 because the pending community charges have not been collected, albeit in March 2010, at the EGM, it was explained that with the sale taking place of the property it would all be paid up. It is reported that the agency dealing with the sale has not yet settled the amount outstanding.

4. **Vote and approval of the Accounts-Audit report for 2009. Report by the Auditor D. Ian Leader.**

The assembly is informed that the audit report prepared by D. Ian Leader is at the disposal of all the proprietors. Sr. Leader presents his report. He comments that this year

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has been very prosperous, the level of debts has been reduced and negotiations have taken place with suppliers obtaining benefits for the community. Merely the direct employment of the staff members Juan & Tommy represents a total cost of 57000 €.

The repairs have been sporadic without any important anomalies and, to summarise, LESS HAS BEEN SPENT THIS YEAR THAN IN ALL THE HISTORY OF LA CALA HILLS 1ª FASE.

The community has 60,000 € in a deposit account and 64,000 € in a bank account.

The accounts are submitted to a vote and Unanimously Approved.

Appreciation is shown to Sr. Leader for his constant cooperation.

COMMUNITY OF PROPRIETORS LA CALA HILLS

PHASE 1

ACCOUNT OF INCOME AND EXPENDITURE FOR THE ECONOMIC PERIOD CLOSING ON 30TH SEPTEMBER 2010

| | 2009 | 2010 |
|---------------------------------------|--------------------|--------------------|
| NOTAS | EUROS | EUROS |
| INCOME | 365.692,80€ | 400.690,02€ |
| EXPENSES | | |
| GARDEN MAINTENANCE | 69.996,00 | 63.960,92 |
| VARIOUS GARDENING | 3.968,92 | 4.588,95 |
| SWIMMING POOL MAINTENANCE | 9.523,32 | 6.247,73 |
| GENERAL REPAIRS | 11.875,96 | 6.509,34 |
| MAINTENANCE FIRE PRECAUTION EQUIPMENT | 384,89 | 358,09 |
| LIFT MAINTENANCE | 15.191,56 | 11.794,11 |
| INTERCOM MAINTENANCE | 3.433,08 | 3.463,80 |
| INTERCOM & TV EXPENSES | 3.167,71 | 6.688,90 |
| ADSL BROADBAND | 24.927,49 | 20.930,42 |
| SECURITY | 72.000,00 | 57.517,36 |
| CLEANING OF COMMUNAL AREAS | 21.752,75 | 25.068,41 |
| PEST CONTROL | 1.327,07 | 1.345,66 |
| BUILDINGS INSURANCE | 7.386,51 | 7.581,85 |
| WATER | 26.184,49 | 25.652,81 |

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| | | |
|--|--------------------|-------------------|
| ELECTRICITY | 27.013,54 | 33.727,90 |
| REPAIRS IN BLOCK IV | 10.120,00 | 22.638,50 |
| ADMINISTRATION | 15.000,00 | 8.500,00 |
| MANCOMMUNITY | 7.503,98 | 8.943,69 |
| OFFICE MATERIAL/POSTAGE | 0.00 | 791.87 |
| BANK CHARGES | 1.281,16 | 892.15 |
| DISCOUNT FOR PROMPT PAYMENT | 30.140,25 | 20.177,14 |
| UNFORESEEN | 6.122,19 | 6.841.17 |
| LAWYER FEES | 0.00 | 120.00 |
| TOTAL EXPENSES | 368.300,87 | 343.940,77 |
| (SURPLUS WIHTOUT INCLUDING EXTRA ITEMS) | (-2.608,07) | 56.749,25 |

EXTRA ITEMS:

| | | |
|--|-----------------|------------------|
| Insurance claim Mapfre | 2.196,39 | ----- |
| Rental Storeroom | 1.200,00 | ----- |
| Adjustments previous years | (1780.00) | (2.132,46) |
| Interest On Deposit Account | ----- | 3.497,49 |
| SURPLUS/DEFICIT INCLUDING EXTRA ITEMS | (991.68) | 58.114,28 |

COMMUNITY OF PROPRIETORS LA CALA HILLS FASE 1

BALANCE AT 30 SEPTEMBER 2010-10-19

| | 2009 | 2010 |
|-----------------|-----------|-----------|
| NOTES | EUROS | EUROS |
| ACTIVE | | |
| BANK | 15.691,96 | 80.106,49 |
| CASH | 232.51 | 0.00 |
| INVESTMENT FUND | 35.000,00 | 18.497,48 |

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| | | | |
|---------------------|---|------------------|-------------------|
| PROPRIETORS IN DEBT | 2 | 21.328,69 | 30.646,64 |
| OTHER DEBTORS | 3 | 10.314,72 | 5.911,52 |
| TOTAL ACTIVE | | 82.567,88 | 135.162,13 |

PASSIVE

| | | | |
|--------------------------|---|-----------|-----------|
| PROPRIETORS IN CREDIT | 2 | 7.486,99 | 6.544,35 |
| CREDITORS | 4 | 9.519,50 | 7.108,00 |
| PROVISIONS | 5 | 16.260,83 | 14.569,58 |
| ITEM PENDING APPLICATION | | 474,64 | ----- |

| | | | |
|----------------|--|------------------|------------------|
| PASSIVE | | 33.741,96 | 28.221,93 |
|----------------|--|------------------|------------------|

COMMUNITY RESERVES

| | | | |
|---------------------------------|--|------------------|-------------------|
| ACCUMULATED RESERVES | | 49.817,60 | 48.825,92 |
| RESULT OF THE ECONOMIC YEAR | | (-991,68) | 58.114,28 |
| TOTAL COMMUNITY RESERVES | | 48.825,92 | 106.940,20 |
| TOTAL PASSIVE | | 82.567,88 | 135.162,13 |

5. Election and approval of Administrator and Committee.

The current President, D. Horst Erbacher, informs the assembly that he is to retire for health reasons. He thanks the proprietors for their cooperation during his years of office. The assembly shows their appreciation of the outgoing President with a round of applause. The Administrator also offers her congratulations and appreciation. The outgoing President is wished well for the future, particularly in his health.

Candidates for President are requested and only Sr. Mariscal stands. His candidature is approved by a majority with the votes against of apartments: 104, 112, 115, & 203. These apartments are represented by Sra. Bakker and Sr. Mariscal asks her what her interest is in representing these owners, because he understands she has gone to each apartment, door by door, canvassing for proxies. Sra. Bakker replies that this did not happen, that the 15 owners went to her office giving her their proxies. She states that their reason for opposing his candidacy is due to his lack of spoken English.

Sr. Mariscal takes his place at the presidential table and, in view of the words spoken by Sra. Bakker, asks for volunteers to stand for Vice-president with, if possible, a good knowledge of English to resolve the above mentioned problem. The owner of apartment 812 volunteers and her appointment is approved by a majority with the negative vote of apartment 809.

As Committee members the following proprietors stand as candidates and are Unanimously elected:

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312, 507, 709 & 805.

The incoming President proposes the current administrator to continue in her post; this proposal is approved by a majority with the negative vote of apartment 603.

Therefore the Committee is approved and elected 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.

*COMMITTEE MEMBER of the Community of Proprietors Cala Hills 1ª Fase, D. Ian Leader, proprietor of apartment 312, at the request of the incoming President. He voluntarily accepts the position but would like to make it clear he does not live in Spain throughout the year. He is also ratified in his position as auditor of the accounts.

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

*COMMITTEE MEMBER of the Community of Proprietors Cala Hills 1ª Fase, D. M. Emerson, proprietor of apartment 709.

*COMMITTEE MEMBER of the Community of Proprietors Cala Hills 1ª Fase, D. Horst Erbacher, proprietor of apartment 805, at the request of the incoming President.

*Secretary-administrator, Dª Mª Carmen García Manzano, Collegiate Administrator.

It is also agreed that the bank account opened in the name of the Community with UNICAJA will operate with two joint signatures from the authorised three: President, Vicepresident and Administrator.

6. Vote and approval of the Ordinary Budget for 2010-2011.

The proposal for this year 2010-2011 is in the sum of 354.563 €/annually.

The proposal is submitted to a vote and Unanimously approved.

The incoming President offers the owners an idea of the reduction in terms of the presented budget by giving some examples of community charges to be paid in January 2011, (taking into consideration the discount and not including the surcharge), which implies that the proprietors pay on time:

*2 bedrooms now pay 595,54 € and will pay 475,11 € with a saving of 120 €/per quarter

*3 bedrooms now pay 782,21€ and will pay 624€ with a saving of 150 €/per quarter

*Penthouses now pay 799€ and will pay 638 € with a saving of 160€/per quarter

The incoming President would like to record that this saving has been achieved by, among other things, the efforts of the outgoing President and the Committee and administration.

He also comments that although the community charges are to be reduced there will be no decrease in the quality of services provided.

The Administrator stresses that due to the economic situation at the closure of the year no extra community charge is foreseen.

The president comments on the issue of the salaries of the employees who have been working for five years earning the same amount, although the community actually paid out a lot more when their services were provided by the company in Málaga, due to the fees of the intermediary. They currently earn 30€ x day making a total of 1.200 €/month, therefore an increase of 100 € per month is requested for Tommy & Juan. The proposal is submitted to a vote and Unanimously approved.

In regard to the back up consierge, Samuel, it is agreed that his work will be observed and also how he develops and, should he not be as effective as required, the Committee is hereby authorised to rescind his contract, or that of any other employee, always with a view to benefit the smooth running of the Community.

An owner explains that at one time he needed to open his storeroom and Samuel was not able to assist him. The President insists that a storeroom is a private property and, as such, each proprietor is responsible for their own private property.

7. Security in the Urbanization. Action to be taken.

The Vice-president informs the assembly that “Molly”, the dog that has been with the Community for security reasons due to the robberies that have taken place, is currently being well looked after in a refuge. The problem is that on the one hand one issue was resolved but, in doing so another was created, which was the disturbance caused to other proprietors and/or tenants of barking.

The President calls on all owners of animals (dogs, cats, etc..) indicating that these belong to them and they must be responsible for their pets and, in future, if an animal is found twice running loose in the Urbanization the corresponding authorities will be contacted to take the animal to a refuge.

8. Various Matters. Any Other Business.

* Sra. Montana, present with her lawyer, explains that she has installed a pergola on her terrace to rectify and prevent the problem of leaking rain water.

The President records that no installation on the façade or exterior of the building can be undertaken without prior consent from a Meeting. The assembly is reminded that owners must submit their request in writing to be discussed at a Meeting with all the proprietors and subsequently approved. The lawyer for Sra. Montana requests that her situation be rectified by means of approval here at this meeting. He is reminded that we are currently in Any Other Business and that request is not included on the Agenda.

Sra. Montana remembers having obtained this authorization at a previous Meeting. It is agreed by the new President to revise the previous Minutes and inform her of the result.

Further to these comments other problems arise with proprietors of the penthouses for which, following a lengthy debate, it is proposed to have a meeting with these owners in the middle of December (between 12th & 17th). Any interested owner must bring a copy of their Escritura (Title Deed), for information to be given and decisions taken on what action to take.

*The owner of 510 complains that the sprinklers are left on in the sunshine. The president comments that he will meet with Alberto, the representative of the garden maintenance company, to resolve this issue and other matters of interest for the community.

*The president reports that all owners who have painted the outside of their property in a different colour to the original will be advised in writing they will have one month in which to do something about it, following which all opportune legal measures will be initiated. The owner of 603 (the representative) takes this opportunity to claim that they are not pleased with the painting of the building.

*The President reports that this year some lights will be installed with a sensor behind the building to prevent thieves.

*It is also reported that future meetings will take place at the Local Town Hall in La Cala to avoid extra expense.

*The owner of apartment 707 is asked to re-install the community Web page because this year it will be used a lot. This proposal is submitted to a vote from the assembly and is Unanimously approved.

*The president comments on the issue of the Mancommunity, indicating that, in his opinion, the current administrator of that community is not ideal and our Committee will put pressure on them to achieve benefits for Cala Hills, such as to improve the rubbish collection area in front of block 1.

*The owner of apartment 510 suggests studying the possibility of storing rain water. It will be looked into.

*The owner of apartment 206 indicates that the access to the garden is dangerous. It will be looked into and rectified.

*The issue of television is introduced. Several owners complain about the poor quality service. The President indicates that this year the Committee will study this issue in depth with a view to making individual installations, providing it is feasible.

*An owner comments that the gratings on the drains in the area near blocks 3,4,5 & probably 6 make a lot of noise when vehicles pass over them. They will be investigated and some rubber placed over them.

*In regard to the distribution of post there are several complaints by the owners. Possible solutions will be investigated within the guidelines established by the Post Office.

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*With a view to the future industrial estate to be installed in the area a request to have an access roundabout to Cala Hills will be put forward due to the poor condition of the existing one. The President explains that the roundabout is already in process, although the industrial estate is not yet definite.

*Proprietors are invited to present their complaints and suggestions, in writing, to the community employee (consierge's cabin).

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

And for the record these Minutes are signed as follows:

Signed: The President

Jose Maria Mariscal

Signed The Secretary-Administrator

Carmen García