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EXTRAORDINAY MEETING OF THE RESIDENCIAL LOS EUCALIPTOS COMMUNITY OF OWNERS

In San Pedro de Alcántara, on March 28th at 10.30hrs, the Extraordinary Meeting of the Residencial Los Eucaliptos Community of Owners commences at Rincon Andaluz Hotel on first call, having previously been convened as established by the law 8/99 of the 6th April 1999 of the Horizontal Property.

The session starts with the follows assistants:

PRESENTS	**COEFICIENTS %**
Mr. Van der Molen, Bl.3-6, G.13, Store-room 17	1,138%
Mr. Ralph Bodenehr, Bl.4-5, G.15, Store-room 24	1,165%
Mrs. Harrison, Bl. 7-1, G.38, Store-room 39	1,214%
Mrs. Eva María Benavides Grases, Bl.7-4,G.48, Store-room 40	0,976%
Mrs. Nicola Vieira Rodrigues, Bl.7-6, G.47, Store-room 41	1%
Mrs. Maribel Collado, Bl.9-3, G.50, Store-room 51	0,93%
Mr. William Rees Bl.10-1,G.55, Store-room 57	1,027%
Mr. Dreesen & Mrs. Vanoorbeek, Bl.10-5,G.57, Store-room 59	1,01%
Mr. José León Delgado, Bl.11-2, G.61	0,935%
Mr. José Luis Martín Ramos, Bl.11-3, G.62, Store-room 61	1,083%
Mr. César Morales Zarallo, Bl.12-2, G.70, Store-room 67	1,235%
Mr. Ramón Rodríguez, Bl.12-4, G.64, Store-room 68	1,069%
Mr. Francisco Javier Peco, Bl.12-5, G.66,71, Store-room 71	1,231%
Mr. José Castellano, Bl.13-3, G.63 y 93, Store-room 75	1,020%
Mr. José Navas & Mrs. Rosa Galeote, Bl.13-4,G.68, Store-room 76	1,156%
Mrs. Nicola Whelan, Bl.13-5, G.79, Store-room 79	0,995%
Mr. Pablo Jesús García Sánchez-Pardo Bl.14-4,G.91,Store-room 81	0,9719%
Mrs. Renata Kollanyi, Bl.14-6, G.90, Store-room 80	0,971%
Mr. Daniel Bóveda & Mr. SamuelTejada, Bl.15-4,G.87, Store-room 82	1,106%

Habisben Services, Administration represented by Mrs. Ana Muñoz & Mr. Carlos Díaz registered 2354.

TOTAL VOTES ASSISTANTS COEFECIENTS: 20,2329%

OWNERS DULY REPRESENTED	**COEFICIENTES %**

- Mrs. Nicola Vieira, represents to owner:

Mr. Jeremy Gordon & Mrs. Lynn Thompson, Bl.7-5,G.37, Store-room 421,165%

TOTAL VOTES COEFICIENTS REPRESENTED BY MRS. VIEIRA 1,165%

- Habisben Services represents to owners:

Mrs. Elena Alieva, Bl.1-4, G.4, Store-room 1	1,2891%
Mr. Sergio García & Mrs. Mónica Herrero, Bl.6-5, G.33, Store-room 36	1,014%
Ms. Pilar Varó, Bl.13-2, G.92	1,198%
Mr. Abdul Rahman Murad, Bl.15-3, G.86	1,069%

TOTAL VOTES COEFICIENTS REPRESENTED BY HABISBEN SERVICES 4,5701%

- Mr. Thomas Rees, represents to owners:

Mr. Alexander Gerla, Bl.1-2, G.31	1,348%
Mr. & Mrs. Jones, Bl.1-5,G.3 Store-room 6	1,014%
Mr. & Mrs. Dix, Bl.1-6, G,2, Store-room 5	1,16%
Mr. & Mrs. Beijerbergen, Bl.2-1, G.29	1,235%
Mr. Dyer & Mrs. Porter, Bl.2-4,G.30, Store-room 7	0,97%
Mr. & Mrs. Elliot, Bl.2-5.G.6, Store-room 11	1,138%
Mr. & Mrs. Scaife, Bl.2-6,G.7, Store-rooms 9 y 12	1,018%
Mr. & Mrs. Lavery, Bl.3-1, G.11, Store-room 15	1,062%
Mr. Van Den Bosch, Mr. Corrine, Bl.3-2, G.27, Store-room 14	1,257%
Mr. Graham Francis Bowden, Bl.3-4, G.10	1,0353%
Mr.& Mrs. Lawson, Bl.4-1, G.24, Store-room 21	1,273%
Mr. Tillotson, Bl.4-3, G.16, Store-room 20	1,1051%
Mr. Ole Hansen & Mrs.Vera Westlesen, Bl.5-3, G.23, Store-room 25	1,2451%
Mr. & Mrs. Holt, Bl.5-5, Bl.5-5, G.20, Store-room 28	1,154%
Mr. Thomas Clifford Kirk, Bl.5-6, G.21, Store-room 29	1,143%
Mr. & Mrs. Cornes, Bl.6-4, G.36, Store-room 38	1,2131%
Mr. Shamil Naoum, Bl.7-3, G.46, Store-room 37	1,094%
Mrs. Shona Staunton, Bl.8-1,G.45, Store-room 43	1,3961%
Mr. & Mrs. Ayres, Bl.8-3,G.43, Store-room 45	1,261%
Mr. & Mrs. Williams, Bl.8-6, G.41, Store-room 47	1,159%
Mr. Alan & Susan Harris, Bl.9-2, G.76, Store-room 52	1,336%
Mr. Mohamed Lotfy & Mrs. Mercedes Gómez B.9-4,G.53, Store-rooms 49, 50 y 55	1,317%
Mrs.Jannette Woodhouse & Mrs.Lynn Jackson,Bl.9-6,G.51,Store-room 54	1,16%
Mr. Nicholas Williams & Mrs. Jane Coglan,Bl.0-4, G.74, Store-room 56	0,896%
Mr. Andrew Jackson & Karen Millard, Bl.10-6, G.56, Store-room 60	0,98%
Mr. & Mrs.Bradley, Bl.11-1, G.72, Store-room 63	1,276%
Mr. & Mrs. Stuart, Bl.11-4, G.73, Store-room 64	0,978%
Mr. & Mrs. Cook, Bl.11-5, G.60, Store-room 65	1,166%
Mr.& Mrs. Mackay, Bl.14-2,G.89, Strore-room 78	0,968%
Mr.& Mrs. Hough, Bl.14-5, G.80, Store-room 77	1,17%
Mr.Stephen MacKenzie & Mrs.Selena Brady Bl.15-1,G.88,Store-room 84	1,267%

TOTAL VOTES COEFICIENTS REPRESENTED BY MR. REES 35,7947%

TOTAL ASSISTANS OR REPRESENTED VOTES COEFICIENTS …61,7627%

AGENDA

1. Election of a new administrator.
2. Approval Budget 2009.
3. Election for a representative person in each block in order to help the President and Vice president in the Community.
4. Approval to install drainage pipes in the terraces of the Community, approximately cost, 18.100€
5. Proposal Mr. Van Der Molen, owner of B3-6, to put higher the wall on his solarium terrace.
6. Proposal Mr. Van Der Molen, owner of B3-6, to install a Jacuzzi in his terrace.
7. Obligation by the owners who made a pergola in the terrace to have it covers by his private apartment insurance.
8. Proposal Mr. Hough, B14-5, to heat one of the pool with solar plaques or heating with electric pumps.
9. Any other business

1.- NEW ADMINISTRATOR ELECTION

Mr. Morales owner apartment B12-2 informs us that in the last extraordinary meeting held on July 23rd 2008, his tenant came to the meeting representing to him, and he explains that the mention proxy is not valid as it was not signed by the owner and the administrator should have checked it.

Mrs. Muñoz, replies that effectively that person came to the meeting saying that he was there in behalf of apartment B12-2 owner's and he was his tenant, but he had not got the corresponding proxy duly authorized by the owner. Therefore, it was registered being not valid the vote from B12-2 in the minutes of the Extraordinary Meeting 23rd July.

Once it has been explained and clarified, the President requires the budget for the Community Administration.

Mr. Pablo García, mentions that the Minute from the last meeting held on February 7th is not valid as it was agreed to elect one representative person from each block in this meeting that together with the President and Vice-President would take the opportune decisions in order to approve the Budget and Administrator election, which they would communicate to the rest of the owners.

Mr. Francisco Peco is agreed with the manifestations of Mr. Pablo García and he requires registering this comment in the Minutes.

Mrs. Nicola Vieira, replies that in the last meeting was agreed to elect in this meeting the representative person for each block just to help to the committee for the Community good maintenance, at the same time, we invited all the assistants to send quotations in advance, so, the most appropriated were brought to the meeting for its approbation once it has been compared and selected by all the neighbours not only by the representatives.

Mrs. Harrison and Mr. Bodenerh are agreed with Mrs. Nicola comment, Mrs. Harrison is not agreed that only a few owners could take any decision on behalf of her, she think that any agreement have to be approved by all the owners by vote in meeting.

Mr. Van der Molen, replies that when he sent the e-mail to all owners with his proposal, the commitment was that each owner could make his proposal through e-mail to the representative person in his block which would make easiest the communication among all of us, it was not agreed that the representatives could take decisions or make any election. We are here to approve the Annual Budget, and we must expose all different options and make the election by votes right now.

Mr. Ramon Rodriguez said that in the last meeting minute was not registered all the contents exposed in the meeting.

Mrs. Eva Benavides exposes that she has the impression that there is existing two opposing sides in the Community as two confronted communities and what we should do is to work together for the good interest our Community.

Mr. Pablo García exposes that he is not agreed with the procedure for the Administrator and Budget election and asks to register his opinion in the Minutes.

Mrs. Vanoorbeek gives her opinion saying that obviously, she would like to reduce expenses, but she would not like to restrict the currently services.

The President asks for proposals, and election of the Administrator as the meeting starts to become a little bit long.

Three proposals have been reported, once by Mrs. Nicola Vieira which administration office is located at Marbella and with a higher cost that the ones we have contracted now, so this quotation has been rejected.

The proposal by Mr. Pablo García corresponds to a lawyer and administrator land property located in Estepona and the yearly cost is approximately for 9.000.-€, the most important issue is that this professional is registered at the Land Property Administration College and in case of any negligence the insurance of the mentioned college would cover any incidence.

Mrs. Kollanyi, say that she has obtained some quotations with others administrators with similar prices but outside the area, and she prefers to have the administrator in the same urbanization she lives as she thinks it is very comfortable to all neighbours.

Mr. León replies that it is not important where the administrator is located if the work is really well done.

Mr. Bodenehr comments that there are a lot of Administration companies but we do not know them well and he is very happy with the present service that we are working with now.

Mrs. Nicola Vieira, said that she was not very happy at the beginning with the current administration service, but after two years experience she has realized how good offered services we have, being to our disposal 24 hrs. per day, 7 days a week.

Another proposal has been made by Habisben Services, the current Administrator, represented in this meeting by Ana Muñoz.

Mr. Pablo García informs to the assistants that the current Administrator is not registered in the Land Property Administration College.

Mrs. Ana Muñoz replies that she is not registered, it is the Legal Department represented by Carlos Díaz with Register Nº 2354.

Mr. Peco asks to Ana why Mr. Díaz is not attending the meetings. Mrs. Ana Muñoz replies that he has delegate to her to represent in this Community.

The quotation exposed by Habisben is 3.800.-€ higher than the exposed by Pablo García.

Mrs. Eva Benavides comments that in this meeting a report with accusations very grave against the Administration, the President and Vice-president have been made. She would like to know who has written the mention report as it is not signed by anybody.
Nobody assume the responsibility to have written this report, but Mr. Pablo García explains that these are not really accusations, it is just some insinuations. Eva thinks that someone should take the responsibility of the mentioned report and not look to another place.

Mr. Ramón Rodriguez exposes that since the last meeting some post from his post file is disappearing, Mrs. Ana asks him if he is doing some accusations for subtracting his post, and if this is the case, she asks him to do it in writing and she informs him that if he wish, he can order to stop the collection post for his apartment in San Pedro post office and he can go to collect it directly, as she has not problem to do it, explaining that the administration is offering a service to residents for their comfort not being an obligation for them to go to San Pedro to collect the post.

Mr. Pablo García proposal for Mrs. Pilar as Administrator is proceed to vote as follows:

The following apartments have vote in favour:
B9-3
B11-2
B11-3
B12-2
B12-4
B12-5
B13-3
B13-4
B14-4
B15-4

10 votes which means 10,7369%.

Habisben Services proposal as Administrator is proceed to vote as follows:

The following apartments have vote in favour:
B3-6
B4-5
B7-1
B7-4
B7-6
B10-1
B10-5
B13-5
B14-6
Represented by Mr. Rees
Represented by Mrs. Vieira
Represented by Habisben Services

45 votes which means 51,0258%.

Abstentions: No Abstentions.

Habisben Services has been elected as Administrator.

2. APROVAL BUDGET 2009

Mr. Ramón Rodriguez proposes that the maintenances entries in the budget must be approved issue by issue and suggest starting by gardening services, he exposes a quotation from Rondamar gardening company.

Mrs. Nicola Vieira comments that from the last meeting on February 7th in which it was required that any owner could bring one or more quotations; she has only received one brought by Mr. Pablo García. Now during the meeting is very difficult to spend a lot of time studying all the proposals and she asks just a few minutes to make a study of Mr. Rodriguez proposal.

Three options have been exposing:

1ª Mediterráneo Garden, the current company, has make a modification in order to improve their services with the same price including pool maintenance and its products, dead leaves collections with a lorry taking them to the local dump assuming them the payment for these services.

The annual prices VAT included …… 49.887€.

2º Rondamar,, this company is doing the gardening works and pool maintenance during the same timetable and with the same number of gardeners as the current one, one gardener 8 hours per day and another one 4 hours per day. Not including the dead leaves collection neither taking them away to the local dump, this cost must be paid by the Community.

The annual prices VAT included …… 41.760€.

3º Mr. Pablo García is bringing a quotation from a company for the Community maintenance composed by gardening, pool maintenance, cleaning and electrical maintenance and being the total estimated price studied we can appreciate that this company is more expensive even if we make the contract with Rondamar and the cleaning services with another company. It has been rejected.

Gardening company election has been proceeded to vote as follows:

Rondamar Gardening:

The following apartments have vote in favour: 46 votes 51,8806%

B3-6
B7-1
B7-6
B9-3
B10-1
B11-3
B12-2
B12-4
B13-3
B13-4
B13-5
B14-4
B15-4
Represented Mr. Rees.
Represented Mrs.Vieira .

Mediterráneo Garden:

The following apartments have vote in favour: No votes

Abtentions: 9 votes. 9,8821%

B4-5
B10-5
B11-2
B12-5
B14-6
Represented by Habisben Services

It has been approved that Rondamar Gardening will start with their services in the Community from next 4th May, the first working day in May, notifying to the current company the cancellation of the contract with them one month in advance.

We follow exposing the Cleaning services quotations for the stairs:

Limpiezas Gutierrez is the current ones, we have a person working 7 hours daily cleaning garages with a special machine once every three months.

Mr. Daniel Boveda proposal is Limborlast, reducing the blocks cleaning timetable to 6 hours a day and cleaning the garages monthly.

Limborlast quotation will make a save to the Community of 3.800.-€ yearly.

The election of Cleaning Services is proceeding as follows:

Votes in Limpiezas Gutierrez favour: No votes.

Votes in Limborlast favour: 48 votes. 54,0556%.

B3-6
B4-5
B7-1
B7-6
B9-3
B10-1
B10-5
B11-3
B12-2
B12-4
B13-3
B13-4
B13-5
B14-4
B15-4
Represented by Sr. Rees
Represented by Mrs. Vieira

Abstentions: 7 votes. 7,7071%.

B11-2
B12-5
B14-6
Represented by Habisben Services

It has been approved that Limborlast company starts with their services in the Community from next 4th May, first working day in May, notifying to the current company the cancellation of the contract with them one month in advance.

In reference to the electricity inspection in the Community, Habisben Services is in charge of weekly inspections all over the Community electrical installations and solve any emergency which may occur from Monday to Friday, not bank holidays and even being out of weekly inspection timetable that approximately it takes two hours.

It is proposed to look for any other company cheaper even if that means that inspection should been made just once a month, calling an electricity professional when necessary.

The President expose that he is not agreed with the cancellation of this service.

It has been decided that must be the Committee, President and Vice-Presidents who elect the best choice and the service is cancelled from the 1st April until new order.

Next issue in budget is for Otis, the company that is carrying out the lift maintenance as this is one of the most expensive entries in the budget. We have contract with this company until 2017, but we will try to negotiate with Otis a sooner cancellation.

Mrs. Nicola Vieira comments that as she said in the last meeting, has apply for others quotations in different companies and she found same prices or even some more expensive.

Mr. José León exposes that a company called Bilber could do it for a lower price.

Mrs. Ana Muñoz explains that the problem is that if we change of company, any broken piece in the engineer lift is not cover in the maintenance and they are very expensive. Otis offers a guarantee during the time that we have contracted with them for the maintenance in case of any damage not being by vandalism or water.

It has been decided to talk again with Otis representative in order to reduce the price.

In reference to the Community insurance, we will try to apply for others budgets in different companies before its expiry date.

The entry corresponding to EUC Los Aguilares, is an estimated amount as it will be in July when the Entity Budget is going to be approved, then, we have taken as reference the fees paid in July 2008, we expect it being reduced.

Once this budget is finished, the correspondent's calculation will be done and it will be sent with the Minute of this meeting, allowing the final fees for the third quarter adjusting the corresponding amount to the first and the second quarter as this budget corresponds to January-December 2009 financial exercise.

3. ELECTION FOR A REPRESENTATIVE PERSON IN EACH BLOCK IN ORDER TO HELP THE PRESIDENT AND VICE PRESIDENT IN THE COMMUNITY.

Some of the assistants have exposed that is very difficult to elect a representative person from each block, as not everybody are resident the most part of the year. They think each owner should report his opinion and help to the Community together with the President or Vice-President as much as possible.

It has been proceed to vote to elect a representative for each block in order to help the President and Vice-President commitments.

Votes in favour: No votes.

Votes against: 44 votes. 49,8878%.

B4-5
B7-1
B7-6
B10-1
B10-5
B13-5
B14-6
Represented by Mr. Rees
Represented by Mrs. Vieira
Represented by Habisben Services

Abstentions: 11 votes. 11,8749%

B3-6
B9-3
B11-2
B11-3
B12-2
B12-4
B12-5
B13-3
B13-4
B14-4
B15-4

This proposal has not been approved.

4. APPROVAL TO INSTALL DRAINAGE PIPES IN THE TERRACES OF THE COMMUNITY, APPROXIMATELY COST, 18.100€.

As Mr. Pablo García required in the last meeting, a quotation for the drainage with pvc pipes in terraces for drainage, avoiding the water dropping from upper terraces to lower ones. The approximately cost is 18.100.-€ and the aesthetic damage would be considerable as all pipes would be outside along the wall and the main one underground in the garden arriving to a bid drainage.

It is proceed to vote as follow:

Votes in favour: 1 vote. 0,9719%

B14-4

Votes against: 52 votes. 58,5698%

B4-5
B7-1
B7-6
B9-3
B10-1
B10-5
B11-2
B12-2
B12-4
B12-5
B13-3
B13-4
B13-5
B14-6
B15-4
Represented by Mr. Rees
Represented by Mrs. Vieira
Represented by Habisben Services

Abstentions: 2 votes. 2,221%

B3-6
B11-3

5. PROPOSAL MR. VAN DER MOLEN, OWNER OF B3-6, TO PUT HIGHER THE WALL ON HIS SOLARIUM TERRACE.

Mr. Van der Molen explains to the assistants the reasons for his require. He lives in Block 3 top-floor and in the area where the air-conditioning machines are installed there is a protection wall in each block, but he does not know why in his block is lower than usual, so he only ask to be allowed to make this wall higher as then it would hide the machines and it would not change the aesthetic of the building.

It has been proceed as follow:

Votes in favour: 23 votes. 24,941%

B3-6
B4-5
B7-1
B7-6
B9-3
B10-5
B11-2
B11-3
B12-2
B12-4
B12-5

B13-3
B13-4
B13-5
B14-4
B14-6
B15-4
Represented by Mrs. Vieira
Represented by Habisben Services

Votes against: No votes.

Abstentions: 32 votes. 36,8217%

B10-1 and represented by Mr. Rees.

It has been approved keeping the aesthetic line and guaranteeing its security.

6. PROPOSAL MR. VAN DER MOLEN, OWNER OF B3-6, TO INSTALL A JACUZZI IN HIS TERRACE.

Mr. Van der Molen, proposes the installation of a Jacuzzi in his terrace-solarium. He has been asked by an owner if it is safe for the building structure and propose the approbation of the architect of the promoter company in order to guarantee the resistance of the terrace and it have to support an extra heavy weight and also, the humidity that it may cause.

Others owners are complaining about the noise that it could make when it being working.

Mr. Van der Molen, exposes that in case it being approved, he will contact with Taylor Woodrow technical department to draw up a guarantee report, and regarding the pump noise when connecting, he would swift it on only during day time, never at night time or when the coexistence rules forbid it, he does not want to disturb any neighbour.

It has been proceed to vote as follow:

Votes in favour: 12 votes. 12,6449%

B3-6
B4-5
B7-6
B10-5
B11-2
B11-3
B12-2
B13-5
B14-4
B14-6

Represented by Mrs. Vieira.

Votes against: 32 votes. 36,8217%

B10-1 and represented by Mr. Rees.

Abstentions: 11 votes. 12,2961%

B7-1
B9-3
B12-4
B12-5
B13-3
B13-4
B15-4
Represented by Habisben Services

It has not been approved the proposal by Mr. Van der Molen for a Jacuzzi installation in his terrace.

7.OBLIGATION BY THE OWNERS WHO MADE A PERGOLA IN THE TERRACE TO HAVE IT COVERS BY HIS PRIVATE APARTMENT INDURANCE.

The owners who has made the installations of pergolas after the project, they have their apartments assured covering the pergolas.

It has been voting unanimously that those owners who wish to install a pergola, it must be covered by his apartment insurance in case of any incident.

8. PROPOSAL MR. HOUGH, B14-5, TO HEAT ONE OF THE POOL WITH SOLAR PLAQUES OR HEATING WITH ELECTRIC PUMPS.

A proposal from apartment B14-5 owner has been received to be included in this Agenda, he asks for a study to climate one of the pools.

Mrs. Muñoz explains that she has two options for the same characteristics pool heated with solar panels and the cost is very high, although, we need a place to install them. Another possibility is the installation of an electric heating pumps with a lower cost but the electrical consume would be very expensive.

It has been proceed to vote as follows:

Votes in favour: No votes.

Abtentions: Mr. Peco Moreno with a coefficient of 1,231%

Votes Against: Rest of the assistants.

10. ANY OTHER BUSINESS

Mrs. Nicola Vieira wish to turn her resignation as Vice-President, she considers that she works a lot for the Community, spending a lot of her free time, and receiving a lot of accusations and considers that it is enough, she has not necessity to support this oppression as she only wants to live in good ambiance.

Mr. Peco asks to Mrs. Muñoz the assistance of the administrator or a registered person in next meeting.

Not existing any more business to discuss, this meeting concludes at 15.00.-hrs.

President Secretary-Administrator