**ANNUAL GENERAL MEETING OF THE RESIDENCIAL LOS EUCALIPTOS COMMUNITY OF OWNERS**

On March 10th 2017, the Annual General meeting of the Community of owners Los Eucaliptos commenced in the Conference Room in Benahavis Town Hall at 10:30 at the second call, there not being sufficient to meet the quorum required at the first call according to article 8/99 dated 6th April 1999 of the Horizontal Property Law.

The session started with the following present or represented:

| **PRESENTS** | **COEFICIENTS %** |
|---|---|
| Mr. Graham Francis Bowden Bl.3-4, G.10 | 1,035% |
| Gurriato S.l. Mr. Francisco Salcedo Villarias, Bl.3-6, G.13,T.17 | 1,138% |
| Mrs. Vera Westlesen, Bl.5-3, G.23, T. 25 | 1,245% |
| Mrs. Danielle Jansens, Bl.5-6,G.21,T.29 | 1,143% |
| Mr. & Mrs. Bradley, Bl.11-1, G.72, T.63 | 1,276% |
| Mr. & Mrs. Stuart, Bl.11-4, G.73, T.64 | 0,978% |
| Mr. José Luis Martín Ramos, Bl.11-3,G.62,T.61 | 1,083% |
| Mr. & Mrs. Wyrill, Bl.13.1,G.77,T.73 | 1,01% |
| Mrs. Nicola Whelan, Bl.13-5, G.79, T. 79 | 0,995% |
| Mr. & Mrs. Hough, Bl.14-5, G.80, T.77 | 1,17% |
| **TOTAL COEFFICIENT VOTES PRESENTED** | **11,073%** |

Mr. William Thomas Rees, as current President
Ms. Ana Muñoz and Ms. Marina Fernández Sánchez as Secretary-Administrator.

| **OWNERS DULY REPRESENTED** | **COEFFICIENTS %** |
|---|---|
| • Sr. Thomas Rees, represented the following owners: | |
| Mr. Rob Dyer & Mrs. Ann porter, Bl.2-4,G.30,T.17 | 0,970% |
| Mr. & Mrs. De Latre Du Bosque, Bl.2-5, G.6,T.11 | 1,138% |
| Mr. & Mrs. Scaife, Bl.2-6, G.7, T.9 y 12 | 1,018% |
| Mr. Jaap Van den Bosh & Mrs. Rath Corrine, Bl.3-2, G.27, T.14 | 1,257% |
| Mr. Jean Louis Weille, Bl.3-5, G.12, T.16 | 1,008% |
| Mr.Gary & Mrs.Jane Underwood, Bl.6-6, G.33, T.35 | 1,159% |
| Mr. Jeremy Gordon & Mrs.Lynn Thompson, Bl.7-5, G.37, T.42 | 1,165% |
| Mrs. Nicola Shefras, Bl.7-6,G.47,T.41 | 1% |
| Mr. Philippe Molhant, Bl.8-1, G.45, T.43 | 1,3961% |
| Mr. & Mrs. Ayres, B8-3, G.43,T.45 | 1,261% |
| Mr. & Mrs. Williams, Bl. 8-6, G.41, T. 47 | 1,159% |
| Mr.John F. & Mrs. Maureen Hay, Bl.9-5, G.52, T.53 | 0,960% |
| Mr. Edwin De Groot, Bl.9-6, G.51,T. 54 | 1,16% |

| | |
|---|---|
| Mr. & Mrs. Dewhust, Bl.10-1,G.55,T. 57 | 1,027% |
| Mr. Ettienne Dreesen& Mrs.Fabienne Vanoorbeek, Bl.10-5, G.57, T.59 | 1,010% |
| Mr. & Mrs. Jackson, Bl.10-6, G.56, T.60 | 0,98% |
| Mr. & Mrs. Cook, Bl.11-5, G.60, T. 65 | 1,166% |
| Mr. Derek Cane, B13-6, G.78,T.74 | 1,133% |
| Mr. & Mrs. Mackay, Bl.14-2, G.89,T.78 | 0,968% |
| **TOTAL VOTES REPRESENTED BY MR. REES** | **20,9351%** |

- Mrs. Vera Westlesen, represented the following owners:

| | |
|---|---|
| Mr. Brian Stig Jorgensen, Bl.1-3, G.1, T.1 | 0,938% |
| Mr. Per Johansen, Bl.3-3, G.26 | 0,906% |
| Pallet Fastghetsförvaltining I Linköpin, Bl.5-1, G.29, T.27 | 1,445% |
| Mr. Jorgen Jensen, Bl.6-3, G.32,T.33 | 0,938% |
| Mr. & Mrs. Christensen, Bl.7-4, G.48, T.40 | 0,976% |
| **TOTAL VOTES REPRESENTED BY MRS. WESTLESEN** | **5,203%** |
| **TOTAL VOTES PRESENT OR REPRESENTED** | **37,2111%** |

***AGENDA:***

1. President's report.
2. Presentation and approval of the accounts 2016.
3. Approval of the budget from 1st January until 31st December 2017, with an increase of 100% and to allow a discount of 50% for owners who pay the quarterly fee before the end of the 1st month of each quarter. (January,April,July,October).
4. Election of President and Vice-President for 2017.
5. Election of Administrator for 2017.
6. Approval for debtors list and action to be taken.
7. Date for next AGM.
8. Any other business

**1.- PRESIDENT`S REPORT**

Mr. José Luis Martín spoke on behalf of Mr Rees, to welcome the participants and to advise that a newsletter was sent out to all advising what had happened during the last year.

The next item on the agenda is discussed.

**2.- PRESENTATION AND APPROVAL OF THE ACCOUNTS OF 2016**

Together with the agenda a detailed explanation of the accounts were sent out.

Almost all expenses were within the budget.

Without further questions this was put to vote and the 2016 accounts were approved unanimously.

**3.- PRESENTATION AND APPROVAL OF BUDGET FOR THE FINANCIAL YEAR 2017, RUNNING FROM 1st JANUARY TO 31st DECEMBER , WITH AN INCREASED OF 100% AND 50% EARLY PAYMENT DISCOUNT.**

The operating budget presented this year remains the same as in the previous year €471,864 with a reduction of 50% to those owners that pay their fees during first month of each quarter.

Without further questions, it is put to vote and the budget is approved unanimously.

**4.- ELECTION FOR PRESIDENT AND VICE-PRESIDENT FOR 2017.**

In the election for the President, Mr. William explains to those attending the meeting the fact that he will not continue as president for this year, since he has sold his house.

The attendees thank him for all his work done during the last ten years, feeling sorry for not being able to continue in office, agreeing in how difficult will be to do all the work he has done.

Mr. Rees proposes the president should be someone living in the community most of the year or, at least, they could be involved in the community matters, and, in case they do not live here, the administrator should take care of the community when the president is abroad.

As the only candidate, presents her candidacy Mrs. Vera Westlensen, owner of the house B5-3, expressing to the attendees that from August she plans to be permanently living in the community and, in the meantime, she is going to travel here several times.

The new chairman for 2017 is adopted unanimously.

As Vice President, takes the floor Mr. José Luis Martín, who expresses his intention of not continuing in office this year for work purposes. He has been able to check everything works correctly and he would like another neighbour to continue in his function. He will be pleased to help during the transition process.

Mrs. Jackson and Mrs. Woodhouse would like to thank Mr. Bowden for the great work he has done over the years and they express they have fully trusted his management during this time.

As the only candidate for vice president, Mr David Stuart, house B11-4 owner, presents his candidacy. He is not a permanent resident, but he visits the community frequently.

The new vice president is adopted unanimously.

**5.- ADMINISTRATOR ELECTION FOR 2017.**

Mrs. Ana Muñoz and Mrs. Marina Fernández, with registered No. 1896, express their desire to continue in office.

The attendees would like to clarify the controversy created with the previous service company, Habisben, which Ana Muñoz belonged to.

Mrs. Muñoz explains that the administration has always been carried out by a collegiate person. For the last two years, Marina Fernández together with Ana Muñoz, Habisben, has been the company providing several services, including the administration.

To avoid any conflict of interests created in some communities due to the administrator belonged to the same service company, it was decided to separate it.

With no more candidates, they are adopted unanimously.

**6.- APPROVAL OF DEBTORS' LIST.**

Takes the floor the administrator, explaining that in the debtors 'list there are two appearing for long time:

B15-1, with total debt of 17,264.87 € at the end of the financial year. An agreement has been taken with the owner who has signed a compromise payment contract, by which he agrees in paying the quarterly community payments on time from January, in order to be able to obtain the discount benefits and, at the same time, monthly payments for paying off the existing debt. If this does not happen legal actions would be taken again.

B8-2 with a total debt of 32,370.59 €, we continue with the civil process. The judicial claims and the request for the seizure of the property by the lawyer Mr. Carlos Díaz continues. The main problem is, due to the amount of debt, the judge could proceed to auction off the property if there are not other claimed debts.

If taxes and fees are being paid, as well as the mortgage, it will be difficult to auction it off until the quantity does not decrease. Hope more information can be provided soon.

Some neighbours propose not allow them to use the community facilities. This could be approved in the meeting but the problem would be to control the access to the facilities. Some type of security would be necessary to avoid the access.

With no further questions, debt at December 31st and continue the actions already initiated are approved.

**7.- DATE FOR NEXT AGM**

The date proposed for the next meeting is second Friday of March the 9th, 2018.

Approved - unanimously.

**8.- ANY OTHER BUSINESS.**

- Mr. Rees would like to point out that last year was already proposed to have a lifeguard at the swimming pools during the months with more residents in the community, which would avoid the troubles caused by some people, but it was not approved.

  It is decided to propose it again next year.

- Mr. José Luis Martín, says they could not assist to the Entidad Urbanística de Los Aguilares meeting, nor him or the president. The community was represented by Ana Muñoz. It is explained to the attendees that the approved budget is kept the same; It was a change in the managing board; it was approved to paint yellow continuous lines on the roads to avoid the cars to park. A representative for the Benahavis Town Hall assisted to the meeting, who was asked for the situation of the water treatment plant and when was it expected the installation of the network of sanitary, which still has not schedule date until the general plan is approved.

  It was also said the possibility of installing a defibrillator in the area; some accidents produced by heart attacks have happened. Some of the communities want to install them in their own community.

  As soon as the minutes are received they will be sent to the neighbours.

  Mr. Rees is unhappy about the way the community is being administrated, since he does not appreciate any improvements. He does not believe the current administrator solves anything, and believes the new president of Los Eucaliptos could make more pressure. The saving in the electrical consumption was proposed time ago and still has not been carried out.

- Mr. Rees would like to remind to the attendees that it is still outstanding the demand against house B3-6, approved during the last meeting. Mr. Salcedo, this house's owner, answers there are other houses with the same type of installations and no complaints have been done against. When he bought the house the glass was already there; he tried to cut it but it is not possible.

- Concerning the costs claim for the case won last year, it is still going on. In case the owner does not paid for them, it can be decided to begin a new process to claim those costs, but the amount of money to pay for the restarting of the process is much higher than the debt claimed, consequently it is decided not to continue with it.

- Mr. Hough would like to thank the gardeners work.

- Mrs. Jansenss would like to know if there are any news regarding to the golf course. She is informed that no news have been received; the plot has been rented to Marbella Club and we do not know when will it star operating.

- Mr. Bradley says that last year he asked for the swallow's nest above his terrace to be removed. The administrator answers that at this moment they cannot be removed because of their breeding season. When they leave, the nests can be removed but they will come back next year since they use to build them on the same places.

There being no further business, the meeting was adjourned at 13 hours.

President Secretary-Administrator