

ARCADIA COMPLEX ANNUAL GENERAL MEETING

MEETING NO : 16
MEETING PLACE : Cony's
MEETING DATE AND TIME : 15.05.2018 14:00

MEETING AGENDA:

1. Control Board Résumé of the most important events and issues 2017 - 2018.
2. Accounts for the previous period discussion
3. Approval of Accounts
4. Election of Management Board / Property Manager for 2018 - 2019.
5. Election of Control Board for 2018 - 2019
6. Information of legal situation for unpaid site fees
7. Watchmen salaries and task assignments
8. Information about the status of the staff toilet and sun bed shet
9. Approval of base-budget and fees for 2018 - 2019
10. Installation of pump against flood (discussion and decision)
11. Installation of security cameras (discussion and decision)
12. Painting of buildings needed (discussion and decision)
13. Discussion of Reserve fund for future building maintenance
14. Approval of Investment & Reserve budget and fees
15. Other items of homeowner's concern.

MEETING ATTENDEES:

Wendy KRASZEWSKI(proxy. Esmeret ÖZER), Esmeret ÖZER, Robert Van Der LINDEN(proxy. N. HANSEN), Mike ROZA(proxy. N. HANSEN), Rita-Ole SPARSAAS(proxy. Birthe RIDDERSHOLM), Fritz JENSEN, Carsten RIDDERSHOLM, Alyson FORBES(proxy. Carsten RIDDERSHOLM), Corry PETERSMAN, Orçun İŞOĞLU, Kenneth STEPHENSON, Fredericus SCHUURS(proxy. Gerard Van KRIEKEN), John STEWART, Şinasi Okan TAN, Rene RITSEMA(proxy. Gerard Van KRIEKEN), Gregorz NIEPSUJ(proxy. Carsten RIDDERSHOLM), Olga HUEVELINK, Gerard Van KRIEKEN, Halil YÜKSEL(proxy. Ahmet YÜKSEL), Peter MARSHALL, Ina MIKKELSEN

Arcadia homeowners came together for the Annual General Meeting on 15 May 2018 at Cony's Restaurant. The majority was provided and so the meeting started.

DECISION TEXT

1. **Deniz TİMUR** was elected as the chairman of the Meeting unanimously.
2. **Veysel KÜÇÜK** was elected as the secretary of the Meeting unanimously.
3. The controller board report for 2017-2018 term as explained and approved.
4. The accounts of the management term between 01 July 2017-30 June 2018 were approved with majority of votes.
5. It is decided to elect and appoint a site manager to Arcadia Complex which has 32 apartments and places at the address of "Side Beldesi Selimiye Mahallesi 508 sok Arcadia Evleri No:8 Manavgat/ANTALYA", "Side 445 Island-10 Parcel".
6. **Dursun GÜL** was elected as the site manager and **D6 Gerardus Franciscus VAN KRIEKEN** was elected as management board member of Arcadia Complex.
7. **Dursun GÜL and D6 Gerardus Franciscus VAN KRIEKEN** are authorized unanimously, to sign for any subscriptions of communal electricity, water, internet etc., to collect fees, to hire lawyer and start legal actions for unpaid fees, to control site bank account, to deal with all official works at all governmental or private places on behalf of Arcadia Complex until 01 July 2019.
8. **B6 Fritz JENSEN, D3 Peter MARSHALL and D4 Ina MIKKELSEN** were elected as the Controller Board of Arcadia Complex unanimously.
9. The yearly budget for 2018-2019 term was decided as 184.800,00 TL by the majority of votes(17 Yes Vote, 8 No Vote). According to this budget, the yearly fee per apartment is 6.600,00 TL and so monthly fee per apartment is 550,00 TL. The homeowners Orçun İŞOĞLU, Şinasi Okan TAN and Ahmet YÜKSEL declared as: “ The monthly fee was calculated as 550,00 TL based on the 28 apartments. But the Complex has 32 apartments. We are protesting against this calculation that based on 28 apartments which is wrong and illegal. 18.365,00 TL was added into the budget as advance fee payments without showing any document etc. For these reasons, we are objecting this decision.”
10. It is decided unanimously to pay monthly 1.700,00 TL to the site manager.
11. It is decided to apply to the bank to get “pos” system for credit card payments on behalf of Arcadia Site Management.
12. The site manager Dursun GÜL is authorized to apply the bank for “pos” system.
13. It is agreed that maintenance fees should be paid till 15th of each month to Arcadia bank account or site manager. Homeowners can pay their fees for 6 months or 1 year in advance if they want.
14. It is decided that homeowners should pay their fees till 15th of each month, if not paid, a notification and one week additional period will be given to pay. After this period, if still not paid, legal procedure will be started.
15. It is decided to apply %5 interest into the monthly maintenance fees if not paid on time. It is agreed to hire and authorize a lawyer to deal with legal procedures.
16. The homeowners were informed about the situation of the legal procedures which had started for debtor owners.
17. The homeowners were informed about staff salaries and duties.

18. The situation of the projects which are staff toilet and storage for sunbeds were explained to the homeowners.
19. The homeowners were informed about the solution for the flooding. It is decided to buy an additional pump to eliminate the risk of flooding.
20. It is decided to reject the proposal of security cameras installation unanimously.
21. The project of Complex exterior painting was discussed. Instead of exterior painting for whole Complex, the local painting wherever needed was also proposed alternatively. It is decided to get more quotations again for this exterior painting project and email to all owners to vote about that. After voting, if the majority of owners decide to approve, onetime extra fee would be collected from each apartment to implement Complex exterior painting project.
22. The proposal of investment&reserve budget for the planned project in the future was discussed and rejected.
23. There was no other issues and so the meeting was finished.

These 23 articles mentioned above were approved and signed unanimously. In case of any disagreements about the decisions above, Manavgat Legal Courts are authorized.

SIGNATURES
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