

## Meeting Agenda:

1. Receive the Annual Financial Report for 2020-2021 from the Complex Manager - Unique Group

**Note:** You may see the general account reports and expenditure charts of the Complex for 2020-2021 financial term at the Ek-1 (Annex-1) attached file.

2. Elect and Appoint a Complex Management Company and Management Board for 2021-2022 Term

**Note:** As Unique Group, we are nominated for site management. As the same in previous years, C9&D6 homeowner Gerard Van Krieken has nominated again for the site management board. The principles regarding the election and appointing of the site management are specified in Article 34 of the Turkish Condominium Law. ( You can find the whole text of the Turkish Condominium Law at the attachment)

3. Elect and Appoint a Complex Controller Board for 2021-2022 Term

**Note:** For the Controller Board membership, the existing Controller Board B1&B6 Fritz Jensen, D3 Peter Marshall and D4 Ina Mikkelsen have nominated. The principles regarding the election and appointing of the Controller Board are specified in Article 41 of the Turkish Condominium Law. ( You can find the whole text of the Turkish Condominium Law at the attachment)

4. Approve the Estimated Budget Proposal for 2021-2022 Term

**Note:** In the attached file of Annex-2, you can find the estimated budget proposal prepared for the 2021-2022 term. The estimated budget has been prepared on the basis of the excessive increase in electricity and water costs and the minimum wage increases to be determined in January.

5. Consider and Decide about the Proposal of Purchasing a New Generator which have the capacity to Provide Electricity to All the Apartments on General Electric Cutouts

### Notes:

As an option-A, you may see the price quotation received from Aksa Generator Company at the attached Ek-3 (Annex-3) file.

The price quote from Aksa Generator Company is 110.000 TL + KDV for only generator unit (without cables)

In addition to that, underground cable of 3x50+25 cross-section for 170 meters and a signal cable of 10x2.5 are required, and the overall price for these cables are around 54.400 TL according to the current exchange rate. In addition, a labor cost of approximately 10.000 TL will be costed for laying, making cable connections and installation of these underground cables.

According to that; The total cost of the project in option A (Aksa) is 194.200 TL, and which will be resulted for a one-time extra fee of 6.070 TL per apartment.

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As an option-B, you may see the price quotation received from Alfa Teknik (Genpower) Generator Company at the attached Ek-4 (Annex-4) file.

The price quote from Alfa Teknik Generator Company is 12.954 Dolar (approximately 119.000 TL) for only generator unit (without cables)

As the same; in addition to that, underground cable of 3x50+25 cross-section for 170 meters and a signal cable of 10x2.5 are required, and the overall price for these cables are around 54.400 TL according to the current exchange rate. In addition, a labor cost of approximately

10.000 TL will be costed for laying, making cable connections and installation of these underground cables.

According to that; The total cost of the project in option-B (Alfa Teknik) is 183.400 TL, and which will be resulted for a one-time extra fee of 5.730 TL per apartment.

**Note:** As all these price offers are based on the current exchange rate, the prices may increase due to the exchange rate until the project will be done and paid. In addition, if the decision to install a generator is taken, it is recommended to build a roof over the generator and surround it with sound insulation. This will bring an additional cost of approximately 30.000 TL.

6. Consider and Decide about the Proposal of Purchasing a New Extractor Pump unit to extract the rain water from the garden which is accumulated during the heavy rains in the winter season

**Note:** It is planned to install a 2 HP pump, and the prices vary according to the brand and material quality. On average, a budget of 4.000 TL has been allocated for this work.