

Arcadia AGM 2022 Agenda

1. Resume of 2021-2022 by the Management and Control Board Arcadia
2. Annual financial report 2021-2022 by the Unique Group
3. Voting itemsⁱ

Section 1: Elect and appoint a Complex Manager for 2022-2023

Reelection: Unique Group Company

Section 2:

a. Elect and appoint a Complex Management Board for 2022-2023.

Reelection: Gerard v. Krieken

b. Elect and appoint a Complex Controller Board for 2022-2023.

The controller board consists of 3 members, each apartment can vote for 3 candidates.

Candidates

New candidate: Şinasi Okan Tan, C3

New candidate: Rene Ritsema, C6

New candidate: Edward Forbes , B5

Reelection: Peter Marshall, D3

Reelection: Ina Mikkelsen , D4

Section 3: Approve the Estimated Budget Proposal Base Fee for 2022-2023

- a. Unique Group Suggestion 1500TL per monthⁱⁱ

Section 4:

a. Investment proposals from Management and Controller board

The management and controller board has no suggestions for investments this year. Our assessments is that in the current economic situation in Turkey, it is best to focus on stability and daily management of the complex.

b. Investment Proposals from Management Company

1. Replacement of the TV central boxes at the roofs, as they got old and rusty
2. Replacement of the rusted pipes and valves at the pool machinery room

c. Investment Proposals from Homeowners

1. Constructing water well, by drilling the ground, to save from the water bills (*Estimated total project cost is around 130.000 TL*) *In the future, it will bring huge saving from the communal water bills*
2. Installing solar panels to the roof of the storage and to the garden behind D block, to produce electricity and save from the electricity bills (*Total 16 panels -sized of 2.1x1 meter; total of 6,75 KW power production capacity, around 30 year lifetime*) (*Total project cost is around 7.000 US Dollars + VAT*)

3. Installing CCTV security camera system (9 CCTV cameras and recorder, Total project cost is around 1.500 US Dollars)

4. Additional Agenda Points Advised by Homeowners

- a. The Proposal of Reducing the Personnel Number by Cancelling One Shift (*One personnel affects the monthly fees by 250 TL, so if it is decided to reduce the personnel number, the monthly fees will be 1250 TL at the estimated budget proposal*)(*On the other hand, if this item is agreed, then According to the Turkish Labour Laws, a severance and notice compensation will have to be paid separately to the personnel that will be dismissed*)
- b. The proposal of removing the playground completely and planting grass seeds over there, or dismantling the playground in the winter time and keeping the parts in the storage

5. Information items

- a. Cats on the complex. There is a rising issue with many stray cats at the complex. This is according to earlier decisions at our AGM forbidden.
- b. Complaints, suggestions and questions must be done via our contact possibilities. Not in person in Arcadia to be sure we have no miscommunication
Channels of communication available
 - From our website or e-mail to the members of the CB or MB
 - E-mail to to the UG.

ⁱPROXY VOTES: If you are unable to attend the meeting in person, you may authorise another person to attend the homeowners meeting on your behalf by using the authorisation form attached to this e-mail. **One person (not necessarily a homeowner) can represent a maximum of 2 apartments.**

ⁱⁱ See Attached Budget proposal