

ARCADIA COMPLEX HOMEOWNERS MEETING

MEETING NUMBER :
MEETING PLACE : Conny's Restaurant
Side/Manavgat/ANTALYA
MEETING DATE AND TIME : 10.05.2022 14:00

MEETING 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 items

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 Irvine, 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 month

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
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
3. Installing CCTV security camera system

4. Additional Agenda Points Advised by Homeowners

- a. The Proposal of Reducing the Personnel Number by Cancelling One Shift
- 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 the Unique Group.

MEETING ATTENDEES: A-1 Wendy Kraszewski (proxy. John Stewart), A-3 Sarmano Kano-Tarah (proxy. Kim Ligthart), A-4 Mike Roza (proxy. Kim Ligthart), A-5 Rita Sparsaas (proxy. Elizabeth Marshall), A-6 Carla Jiskoot (proxy. Elizabeth Marshall), B-1 Michael Klee (proxy. Carsten Riddersholm), B-4 Carsten&Birthe Riddersholm, B-5 Alyson Forbes, B-6 Vibeke Klee (proxy. Carsten Riddersholm), B-7 Corry Van Eeden Petersman (proxy. Peter Marshall), C-1 Frederic Schuurs (proxy. Birthe Riddersholm), C-2 John Stewart, C-3 Şinasi Okan Tan, C-4 Gary Moulding (proxy. Robert Walker), C-5 Robert&Carol Walker, C-6 Rene Ritsema (proxy. Gerard Van Krieken), C-7 Grzegorz Niepsuj (proxy. Gerard Van Krieken), C9-D6 Gerard Van Krieken, D-1 John Duffy, D-4 Ina Mikkelsen (proxy. Peter Marshall)

Arcadia homeowners had come together at Conny's Restaurant on 10th May 2022 at 2pm, for the Annual General Meeting. The majority was provided and so the meeting was started.

MEETING DECISIONS

1. Deniz TİMUR was elected as the chairman and Veysel KÜÇÜK was elected as the secretary of the meeting.

2. The site management Unique Group explained the account reports, income and expenditure lists for 2021-2022 term which covers between 1st May 2021-30th April 2022. According to that, the site management Unique Group was acquitted unanimously, for 2021-2022 term between 01.05.2021-30.04.2022.
3. It was decided to collect 1.972,00 TL per apartment as one-off extra fee to be paid until 30th June 2022 at the latest, to cover the budget deficit of 2021-2022 term.
4. It is decided to elect and appoint a site manager to Arcadia Complex which has 32 apartments and places at the address of "Side Mahallesi 508 Sok Arcadia Evleri No:8 Manavgat/ANTALYA", "Side 445 Island-10 Parcel".
5. Unique Group was elected as the site management of Arcadia Complex unanimously, for the 2022-2023 term between 1st May 2022-30th April 2023.
6. As the site management, Unique Group is authorized, 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 30th April 2023.
7. From 1st May 2022 till 30th April 2023, the 2022-2023 term yearly budget of Arcadia was decided as 576.000,00 TL; according to this budget, yearly maintenance fee per apartment is 18.000,00 TL, and so the monthly maintenance fee is 1.500,00 TL.
8. For the site management service, according to the agreed budget, it was decided to pay monthly 5.000,00 TL (VAT included) (12 months 60.000,00 TL) to Unique Group.
9. D6 Gerardus Franciscus VAN KRIEKEN was elected as the site management board member of Arcadia.
10. From homeowners; C3 Şinasi Okan TAN, C6 Rene RITSEMA, D3 Peter MARSHALL, D4 Ina MIKKELSEN had presented their nomination for the Controller Board Membership.
11. According to the voting results; C6 Rene RITSEMA, D3 Peter MARSHALL ve D4 Ina MIKKELSEN were elected as the Controller Board members with majority of votes.
12. It was agreed that the monthly maintenance fees should be paid until the 30th of each month at the latest, to the bank account of the Complex, or via credit card system over the Apsiyon platform or in cash to the site management.
13. According to the Article 20. of Turkish Condominium Law, it was decided to apply 5% delay interest over the Apsiyon site management platform automatically to the monthly fees of the owners who do not pay on time.
14. It was reported that the cabinets of the TV central units on the roof had to be replaced because they were old and rusted, and so it was decided to authorize the Site Management and Controller Board in this regard, and to arrange this work and to collect a one-time extra payment per apartment for this work, if necessary.

15. It was reported that the rusty pipes and valves in the pool machinery room should be replaced, and it was decided to authorize the Site Management and Controller Board to organize this and to collect a one-time additional payment per apartment for this work.
16. It was decided to postpone the proposal of drilling the ground and constructing a water well to be discussed again next year.
17. It was decided to postpone the proposal of installing solar panels in the garden behind D block and on top of the warehouse in order to save on electricity bills, to be discussed again next year.
18. It was agreed to reject the proposal of installing CCTV camera system with majority of votes.
19. The proposal of reducing the personnel number by cancelling one shift was voted, and it was decided to decline that proposal with majority of votes.
20. 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 were discussed. It was agreed to keep and preserve the playground by doing the maintenance and repainting of it.
21. The issue of stray cats in the Complex was discussed, it was decided that the residents of the Complex should not give any food to the stray cats within the Complex premises, and also the Complex staff will remove any cat food bowls in the Communal areas.
22. It was agreed to implement a guard tour system for the personnel working between 16:00-24:00 and 00:00-08:00 to check the determined points of the Complex every once an hour.
23. It was agreed to make the next year's Annual General meeting on 9th May 2023.
24. As there were no further matters, the meeting was ended.

These 24 articles mentioned above were approved and signed unanimously. In case of any disagreements about the decisions above, Manavgat Legal Courts are authorized.

SIGNATURES