MINUTES OF THE ORDINARY GENERAL MEETING OF THE COMMUNITY OF OWNERS "ENCINA" - JANUARY 30, 2026

In the Colinas de Campoamor (Orihuela Costa, Alicante), at **10:30 a.m. on January 30, 2026, the owners of the "Encina" Community** meet in the **UMAWA Hall** for the celebration of the Ordinary General Meeting. This document constitutes the official act and reliable record of the sovereign will of the co-owners, drafted under the technical and legal rigor required by the Horizontal Property Law (LPH) to guarantee the enforceability of the agreements.

The session begins on **second call** as the quorum of 50% of owners and coefficients prescribed by Art. 16.2 of the LPH has not been reached on the first (10:00 a.m.). The Board was chaired by **Mr. Francisco Javier Diaz Ana**, in his capacity as President, and **Mr. Alfonso Arjona Olivares**, Secretary-Administrator (nº 1923), who welcomed the attendees and began the examination of the Agenda.

LIST OF ATTENDEES AND REPRESENTED PARTIES

The attendees are verified to validate the legal majorities.

Attendance Calculation:

Ownership	Name	ATTENDEES	REPRESENTED
0001 - CDAD. PROP. IN DINNER			
No. 1	ALFONSO GARCIA MARGALLO		
No. 2	OLEG GRISHIN	OK	
No. 3	DIDIER CLAUDE CAMILLE MEUTERLOS		
No. 4	ADALSTEINN FINSEN		
No. 5	PARBECA		
No. 6	MIRCEA AVRAM		
No. 7	PHILIPPE LOUIS BOZONNET		OK
No. 8	HUGHES JULIEN N VANGINDERTAEL		
No. 9	GERT VELDEMAN		
No. 10	MARLEEN MARGARETA BUYSSE		
No. 11	AGROPECUARIA SANTIAGUILLO LA TORRE		
No. 12	FRANCISCO GEA BARBERA		
No. 13	MIGUEL SANTACRUZ FANDOS		
No. 14	SONIA HERNANDEZ GONZALEZ		
No. 15	SANTIAGO DOMINGUEZ SALAMANCA		
No. 16	SANTIAGO SPURS BORDERIA		
No. 17	LUDOVIC GILBERT J LECOMTE		
No. 18	FRANCISCO JIMENEZ CARRIZOSA		OK
No. 19	PHILIPPE ERNEST ROSIER		
No. 20	BART LUC WALLAEYS	OK	
No. 21	FLORIAN GERARD AUGUSTE LUCAS		OK
No. 22	RONALD HOWARD KEVIN (R)	OK	
Nº 23	SEAN SIMPSON SANDRA SIMPSON (R)	OK	
No. 24	VESALIMMO BVBA		
No. 25	GEERT MARGARETHA SNAUWAERT (R)	ON-LINE	
Nº 26	JOSEF EBBERS		
AB B-A	PHILIP SAMUEL H MORREN	OK	

AB B-B	FRANCISCO JAVIER DIAZ ANA	OK	
AB 1-A	JOSE CORTINA PELAYO		
AB 1-B	PAUL FELIX VANDERMEIREN		
AB 2-A	EDUARDO POLO DEL BARRIO		
AB 2-B	MARIA SANCHEZ BALSALOBRE		
AB 3-A	LAMB INVERSIONES S.L.		
CD B-C	JOSEF KRAL		
CD B-D	PHILIPPE MICHEL PELLERAY	OK	
CD 1-C	ALVARO FERRANDEZ TORRES		
CD 1-D	NAIROBIS MARGARITA CENTENO		
CD 2-C	ANTOON JOHANNA D HONINGS		
CD 2-D	SONIA SANCHEZ-GOMEZ CASTAÑEDA	OK	
CD 3-C	WLife Inmobiliario S.L.		
3-D CD	PHILIPPE ROGER NICAISE		
EF B-E	MATILDE GOMEZ PADRO		
EF B-F	REVEKO (GUIDO CHRISTIAENS)	OK	
EF 1-E	MARIA GARBUZOVA-SCHLIFTER		
EF 1-F	EDDY FRANS FRANS		
EF 2-E	OLSSON MARKUS KARL OTTO	OK	
EF 2-F	DARIA GATINA		
EF 3-E	JESUS GATELL PAMIES		
G B-G	BAILLEUL-VAN DER HAUWAERT	ON-LINE	
G 1-G	MARENYCH VIKTORIIA		
G 2-G	CHRISTIAN DUPON		
HI B-H	PETER MARCEL D ROSEL		
HI B-I	DIDIER GERMAIN V DECOENE		
HI 1-H	MARIA MERCEDES CAMACHO HERRERA		
HI 1-I	KENNETH QUICK		
HI 2-H	CONCEPCION MONTERO DIAZ GUEMES		
HI 2-I	MARIA DEL PILAR GUERRA LUCHINI	OK	
HI 3-H	MILOS PRINC	ON-LINE	
HI 3-I	PIERRE MARC LEON BALLIGAND		
JK B-J	ALAIN JULIEN DEMEY		OK
JK B-K	CAROLINE ANNA TENAERTS	OK	
JK 1-J	OLIVIER LAURENT PIERRE ROCHUS		
JK 1-K	RENÉ DENIS L DE BROUWER		
JK 2-J	LAURENT CONSTANT J MALVAUX		OK
JK 2-K	FREDERIC LEON D. DELNAYE	ON-LINE	
JK 3-J	ERIC NORBERT DEHASQUE		OK
JK 3-K	PETER HERBOSCH		
LM B-L	JOZEF MELANIA FRANCISCUS DE VOEGT		OK
LM B-M	KATHLEEN FROM SMEDT		
LM 1-L	IVO LUCIA J LINTERMANS	ON-LINE	
LM 1-M	IVO AUGUSTINUS ROSALIE OP DE BEECK		
LM 2-L	PALFFY ANDRAS ANDRAS		
LM 2-M	ANNERY MENOCAL GALAN		
LM 3-L	BERNARD DE MUYNCK	ON-LINE	
	TOTALS	18	7

The Board is declared validly constituted with a sufficient quorum.

Those present are reminded that, in accordance with Art. 15.2 of the LPH, owners who are not up to date with the payment of all their debts due to the community at the beginning of the session are deprived of their right to vote.

1.- EXAMINATION AND APPROVAL OF THE ACCOUNTS FOR THE 2025 FINANCIAL YEAR

The Administrator presents the financial status of the community, emphasizing the policy of **total transparency and bank traceability**. The strict prohibition of making collections or payments in cash or cheque is reiterated, with all operations being carried out exclusively through the community account.

Key points of the debate:

- **Accounting Management:** The expenditure on garden maintenance (**20,061.56 €** real compared to the 21,500 € budgeted) is analyzed. Bank expenses of € 844.78 derived from returns of bills are reported, which are passed on to those neighbors who cause these refunds.
- **Incivility and Unblocking:** An urgent appeal is made to civility after having disbursed **€1,135 in unblocking services** due to the discovery of **wet wipes and diapers** in the downspouts and manholes. It is strictly forbidden to flush these items down the toilet. This is a very important issue because it can cause significant and unnecessary expense, so landlords and their tenants are requested to pay close attention to this matter and comply with this rule.
- **Bank Account Closure: The** definitive closure of the account at Banco Sabadell **is unanimously approved** to eliminate duplication of fees. **<u>A non-extendable period of 3 months is granted for owners to update their transfers to the main account.</u>**
- **Main Door Claim:** The resolution with the insurer Mapfre after the October 2025 claim is detailed. Following a technical complaint, the full amount (approx. **€5,800**, received in two instalments of €3,800 and €1,200 taxable base). VAT will be claimed from the insurer upon presentation of the final invoice once the new door has been installed.

Voting: The 2025 accounts are **UNANIMOUSLY APPROVED.**

2: REVIEW AND APPROVAL OF THE BUDGET AND ASSESSMENTS FOR THE FINANCIAL YEAR 2026

The ordinary budget for the 2026 fiscal year, focused on structural improvement and contingency prevention, is being debated.

BUDGET COMPARISON 2025-2026

Account	Account Title	2025 Budget	Expenditure 2025	**2026 Budget**
GROUP 1	**OVERHEAD**			
6000003	MTO. GENERAL GARDEN	21.500,00	20.061,56	**23.000,00**
6000004	MTO. GENERAL POOL	8.000,00	7.986,00	**8.000,00**

6000006	BANK CHARGES	400,00	844,78	**500,00**
6000200	GENERAL WATER	25.000,00	25.801,20	**26.000,00**
6400001	LAS COLINAS COMMONWEALTH	41.000,00	39.144,48	**41.000,00**
6000901	VILLA PERGOLA MESHES	0,00	0,00	**6.000,00**
1170001	LEGAL RESERVE FUND	0,00	0,00	**10.000,00**
GROUP 3	**SUB B (ELIGIBLE) EXPENSES**			
6200005	SUB B CLEANING	8.000,00	7.980,00	**8.000,00**
6200006	MTO. SUB B ELEVATORS	9.000,00	11.417,86	**15.600,00**
	TOTALS	**142.128,80**	**150.136,62**	**167.208,80**

Significant discussions:

- **Water Supply:** Discussion on the item of 26,000 €. One owner question the cumulative increase in two years. The Administrator responds that the figure is necessary to cover the actual consumption (€25,801 in 2025) and ensure the viability of the new replantations and the irrigation system. In turn, it reports that Hidraqua has replaced the meters with telematic ones, which should reduce water losses, while irrigation programmers and irrigation installations that were damaged and could also have a negative influence on consumption have been replaced.
- **Pergolas in Villas:** In the face of the controversy of whether the mesh is a private expense, it is agreed that the community assumes the €6,000 for reasons of **common aesthetics** and equity after the improvements in the apartments.
- **Reserve Fund:** A fund of €10,000 is provided to avoid extraordinary spills in the event of foreseeable repairs to pumps or lifts.

Agreement: The budget of **€167,208.80 is approved**, which represents an **increase of 20%** in the fees. **Vote: APPROVED BY A MAJORITY** (15 votes in favor, 10 votes against).

3.- INFORMATION ABOUT THE LAS COLINAS COMMONWEALTH

The Administrator informs about the problems related to the IBI tax proposed by FLS. An independent lawyer has been contacted to defend the interests of the community against charges over properties that cannot be registered in the community's name.

It is also extremely concerned about the **absence of an Emergency and Evacuation Plan** for fires in the complex, urging the Association to immediately correct it for the vital safety of the residents.

4.- RENEWAL OF POSITIONS OF THE GOVERNING BOARD

The altruistic work of the outgoing Board is appreciated, especially the manual maintenance work carried out free of charge by Mr. Francisco Javier Diaz.

New Governing Board (Approved Unanimously):

- **President:** Mr. Francisco Javier Díaz Ana.
- **1st Vice-President:** Ms. Sonia Sánchez-Gómez.
- **2nd Vice-President:** Mr. Guido Christiaens.
- **Account Auditor:** Ms. Alfia (with access to bank consultation and confidentiality commitment).
- **Safety Committee:** Mr. Philip Samuel H. Morren is authorized to represent the community on the Las Colinas Safety Committee under presidential delegation.

5.- ACTION AGAINST LATE PAYMENT

In order to guarantee liquidity and fairness with the compliant owners, the following executive agreements are adopted:

1. **Automatic Surcharge:** A 20% surcharge **will be applied** to any unpaid bill after 2 months are due.
2. **Legal Actions:** The President and the Administrator are expressly empowered to initiate claims via burofax and, failing that, small claims proceedings for debts exceeding **€1,000**.
3. **Follow-up:** Note is taken of the special situation of Mr. Gert Veldeman (debt of € 159.07 according to the balance sheet), who expresses his commitment to pay after his claims about the garden.

6.- CONDITION OF COMMON ELEMENTS AND REPAIRS

- **Vehicle Gate:** The installation of the new gate is confirmed in February 2026. An **absolute ban on placing adhesive tape or stones on the sensors is imposed**. The glue on the tape irreversibly damages the photocell. Any reparations arising from this negligent use will be passed on to the offender identified by cameras.
- **App use:** Telematic access is restricted to **only one email per property**. It is recommended not to share credentials with tenants for security.
- **Elevators:** The change of maintainer to Schindler has made it possible to finance the mandatory OCA repair for **€18,000**, avoiding TKE's initial budget of €35,000.

7 AND 8.- TOURIST RENTALS AND SURCHARGES

After an intense debate on coexistence and security, the Board adopts the following agreements:

- **Agreement:** It is agreed to PROHIBIT tourist rental (stays of less than 10 days). The community ratifies its position of protecting the residential character of the complex. This agreement is carried out with the unanimity of those present and represented.

- **Point 8:** As the prohibition of the activity is maintained, the 20% surcharge is declared unnecessary and is not put to a vote.

9.- REQUESTS AND QUESTIONS

- **Recurrent floods:** Mr. Gert Veldeman and Mrs. Sonia explain the severity of floods since 2019. The Administrator clarifies that there is a **structural failure in the public road** of the Commonwealth (water entry "cascading"). The community cannot act on public roads without municipal permits and does not have €12,000 for the required engineering report. Those affected are invited to provide technical solutions or architects' budgets for study by the Board, regardless of the progress that the Board itself may make.

- **Private Facilities:** The legalisation of a private swimming pool already executed in villa 22 is approved, after confirming that it respects the aesthetics and community regulations. All owners approve of this measure.

CLOSING AND SIGNING

There being no more business to discuss, the meeting is adjourned at **2:00 p.m** . on the day of the date. The minutes will be sent to all the owners for their knowledge and appropriate legal effects. Of all of which, as Secretary, I attest with the approval of Mr. President.

VºBº THE PRESIDENT	**THE SECRETARY-ADMINISTRATOR**
Signed: Francisco Javier Diaz Ana	**Signed: Alfonso Arjona Olivares**
	Chartered Administrator 1923