

CONSERVATION ENTITY OF THE URBANIZATION "LLORET BLAU"
(currentiv PAU 21)
LLORET DE MAR

COPY OF THE MINUTES OF THE ORDINARY GENERAL
ASSEMBLY OF AUGUST 6, 2022

Present:

Owner	Property	Quota Copr. %
VERGEAU, DANIELLE NICOLE	1	1,00000
VALCARCE VAZQUEZ, JOSE ANTONIO	14	1,00000
ACHON MASANA, EDUARD	21	2,00000
CHAVARRIA CUESTA, VALENTIN	39	1,00000
CHRISTIAN GILLES PAUL LOUBATIERE	59	1,00000
WALTERS BENOIT FLORENT J	60	1,00000
TOMAS ORTEGA MARTIN	61	2,00000
ALEJANDRO CARRERAS RECASENS	65	1,00000
MARIA ANGELES ANTOLIN PEREZ	79	1,00000
MORCILLO GARCIA, ANTONIO	91	1,00000
TORRES SIERRA, JOSE Mª	113	1,00000
GARRIDO, BENITO	118	1,00000
DACASA LAGO, JESUS	155	1,00000
LOPEZ ROYO, FRANCISCO	162	2,00000
FEDERICO GAUDINO	173	1,00000
LOPEZ ARIAS, MARIA ISABEL	175	1,00000
FERNANDO CORTES MORLANS	201	1,00000
MARIA ANGELES ANTOLIN PEREZ	208	1,00000
ACHON MASANA, EDUARD	21B	1,00000
CARLOS MEDEL CAÑAS	220	2,00000
TORRALBO GARCIA, JUAN JOSE	225	1,00000
FABREGA CAZORLA, JOSEP	237	1,00000
JEAN CLAUDE ALPHONSE MARTINELL	238	1,00000
ESTRADA GOMEZ, SOLEDAD	292	1,00000
ACHON MASANA, EDUARD	327	1,00000
GOMEZ RODRIGUEZ, ISABEL	328	1,00000
MEJIAS ALONSO, ANTONIO	446	1,00000
ROCAVERT LECINA, JORDI	447	1,00000
EVA CRISTINA MILLA MORALES	496	2,00000
PEREZ HERRERO, JORDI RAFAEL	607	1,00000
ISMAEL LEON SEDANO	639	1,00000
ISMAEL LEON SEDANO	640	1,00000
ALSINA MIQUEL, CLAUDIO	642	2,00000
MORENO MARTINEZ, MIGUEL	652	2,00000

Represented:

Owner	Property	Quota Copr. %	Represented by
JUVE WAS, JOSE	22	2,00000	MORENO MARTINEZ, MIGUEL
JUVE WAS, JOSE	25	1,00000	MORENO MARTINEZ, MIGUEL
HARVENT, JEAN-PASCAL H.	47	1,00000	WALTERS BENOIT FLORENT J
TRONQUET, PIERRICK MARIE	52	2,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	54	2,00000	MORENO MARTINEZ, MIGUEL
FLORICA-ANA JASZBERENYI	87	1,00000	ACHON MASANA, EDUARD
RUBIRA TRUJILLO, MANUEL	101	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	141	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	142	1,00000	MORENO MARTINEZ, MIGUEL
Mª PILAR HERNANDEZ PATERNINA	143	2,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	157	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	163	1,00000	MORENO MARTINEZ, MIGUEL
PEUBEZ, MICHEL JOSEPH	222	1,00000	TORRALBO GARCIA, JUAN JOSE
PEUBEZ, MICHEL JOSEPH	223	1,00000	TORRALBO GARCIA, JUAN JOSE
CUSTO PUIG, Mª TERESA	227	2,00000	MORENO MARTINEZ, MIGUEL
HOFMANN, FRIEDEL	236	1,00000	JEAN CLAUDE ALPHONSE MARTINELL
INNOVATION, C.B.	243	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	245	2,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	246	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	253	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	254	2,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	255	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	256	1,00000	MORENO MARTINEZ, MIGUEL
LINDE, STEVE	259	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	285	1,00000	MORENO MARTINEZ, MIGUEL
SANCHEZ BLAZQUEZ, JAVIER	337	1,00000	TORRALBO GARCIA, JUAN JOSE
INNOVATION, C.B.	356	1,00000	MORENO MARTINEZ, MIGUEL

BANCOM 3000 S.LU	379	2,00000	ACHON MASANA, EDUARD
RUBIRA TRUJILLO, MANUEL	381	1,00000	MORENO MARTINEZ, MIGUEL
ALEXANDER CIRIA MARTIN	391	2,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	413	1,00000	MORENO MARTINEZ, MIGUEL
JEAN-LUC FRANÇOIS GASTON FERRIER	424	1,00000	ACHON MASANA, EDUARD
JEAN-LUC FRANÇOIS GASTON FERRIER	425	1,00000	ACHON MASANA, EDUARD
JEAN-LUC FRANÇOIS GASTON FERRIER	426	1,00000	ACHON MASANA, EDUARD
PROMO LLORET 2020, S.L	428	2,00000	ACHON MASANA, EDUARD
SPANISH ATHANASIU, ANTONIO	454	2,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	468	1,00000	MORENO MARTINEZ, MIGUEL
THE FOUNTAINS OF FUERTEVENTURA	470	1,00000	SAMSO, ANNA MARIA
INNOVATION, C.B.	472	1,00000	MORENO MARTINEZ, MIGUEL
THE FOUNTAINS OF FUERTEVENTURA	476	1,00000	SAMSO, ANNA MARIA
RIBAS PLANELLA, ANTONIO	486	1,00000	SAMSO, ANNA MARIA
INNOVATION, C.B.	488	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	522	1,00000	MORENO MARTINEZ, MIGUEL
SOLER GRAU, JOSE	528	1,00000	MORENO MARTINEZ, MIGUEL
SOLER GRAU, JOSE	532	2,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	539	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	538	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	601	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	602	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	605	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	606	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	608	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	609	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	612	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	613	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI BASSEM JAWED	614	1,00000	MORENO MARTINEZ, MIGUEL
IBERS 02008 S.L.	627	1,00000	SAMSO, ANNA MARIA
INNOVATION, C.B.	641	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	644	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	647	1,00000	MORENO MARTINEZ, MIGUEL
INNOVATION, C.B.	650	1,00000	MORENO MARTINEZ, MIGUEL
GALINDO SANTAREN, M. CARMEN	656	1,00000	MORENO MARTINEZ, MIGUEL
IBERS 02008 S.L.	685	1,00000	SAMSO, ANNA MARIA
RUBIRA TRUJILLO, MANUEL	102A	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	102B	1,00000	MORENO MARTINEZ, MIGUEL
PASSARELL FONTAN, CARLOS	302A	2,00000	MORENO MARTINEZ, MIGUEL
PASSARELL FONTAN, CARLOS	302B	1,00000	MORENO MARTINEZ, MIGUEL
CREDIT AGRICOLE MUTUEL SUD	432A	1,00000	ACHON MASANA, EDUARD
CREDIT AGRICOLE MUTUEL SUD	432B	1,00000	ACHON MASANA, EDUARD
INNOVATION, C.B.	ZCIAL	1,00000	MORENO MARTINEZ, MIGUEL

In Lloret de Mar on the sixth of August of two thousand and twenty-two, in the Congress Hall of the Hotel Evenia Olympic Congress, located at Avda. Rieral nº 55 of Lloret de Mar, after a call made to all the owners of the Lloret BLAU Urbanization, the Gentlemen related to the beginning meet in ordinary General Assembly, being represented those who also express themselves.

The meeting is held at 10.00 a.m. in first and only call, based on the provisions of article 26 of the Statutes of the Entity, to deal with the matters of the following:

AGREEMENTS

- 1.- Formation of the list of present and represented. Presentation by Mr. President, Mr. Miguel Moreno, of the actions and actions undertaken since the General Meeting held on 07/08/2021 until 30/06/2022.
- 2.- Economic report for the financial year 01/07/2021 to 30/06/2022. Examination and approval, where appropriate, of the expenses corresponding to the same year.
- 3.- Report statement of accounts and balance sheets at the closing date of the financial year 01/07/2021 to 30/6/2022.
- 4.- Report on the administrative and judicial procedures in progress in relation to the debtor owners and approval of the settlements of outstanding installments corresponding to the year 01/07/2021 to 30/06/2022, processing of collection of the outstanding balances through Executive Collection of the City of Lloret de Mar.
- 5.- Study, deliberation and approval, where appropriate, of the budget of income and expenses, foreseeable for the current year 01/07/2022 to 30/06/2023, and how to attend to it.
- 6.- Election of the new Board of Directors of the Entity.

7.- Matters of interest for urbanization and various maintenance works, if applicable:

- a) Cleaning of the perimeter strip. Law 5/2003 on the Prevention of Forest Fires. New rate of forestry work approved by the City Council of Lloret de Mar. Decision of its execution via contracting by the ECU or by benefiting from the municipal tax.
- b) Dirty plots and undergrowth. Obligation of the owners to clean them in accordance with Law 5/2003.
- c) Presentation of the current situation Mailboxes, solutions to be adopted.

8.- Requests and questions.

1.- Formation of the list of present and represented. Briefing by Mr. President. Mr. Miguel Moreno of the actions and actions undertaken since the General Meeting held on 04/08/2018.

The First Item on the Agenda is entered, opening the session by the President of the Conservation Entity, Mr. Miguel Moreno, greeting and thanking the owners for their attendance at the twenty-seventh ordinary general assembly of the Lloret Blau Conservation Entity.

Mr. President explains that after two years without being able to hold the personal assembly meeting, due to the pandemic, it is a satisfaction to resume with some normality our activity of information to the co-owners.

I thank in a special way the co-owners who personally attend the assembly, especially for enduring the high temperatures with which this summer is giving us and for allocating a few hours of your weekly rest in this meeting.

Mr. President also recognizes the support and quality of service provided to the ECU by MRS professionals, as administrator of the Entity: Mr. Joan Josep Gil, Mr. Rafael Ripalta and Mr. Jordi Sais.

The help and participation of the members of the Governing Board, in the resolution of daily problems, has been, is, and will be fundamental in the resolution of the problems of the Entity, thanking you for your selfless collaboration.

The continuous attacks to which the City Council of Lloret de Mar submits the Entity, we face them with tranquility for the legal security provided by the lawyer of the Entity for 27 years. Thank you very much Mr. Jordi Orobitg for being in permanent surveillance in order to avoid the possible excesses of the City Council.

It then stated that the agenda would be followed as proposed. Any question or doubt that arises from any matter, whether it is being commented on or not, will be appreciated that you leave it until we reach point nº 8 of requests and questions. This way the presentation will be homogeneous and we will be able to pay due attention to each issue without mixing with others.

Without further ado, Mr. Moreno began the commented presentation of the items on the agenda:

For the reasons that are well explained, the face-to-face assembly could not be held in 2020 or 2021. However, it was sent to all the co-owners two "INFORMATIVE NOTES" in which the activities of the Entity were collected, for each year.

Although they can be downloaded from the Entity's website, in the event that a co-owner has lost them and does not remember their contents, then we will make a recapitulation, summarized and fast, which will act as a bridge between the 2019 assembly and today's.

SUMMARY OF ACTIONS AND ACTIONS 2020 AND 2021

HOLES IN THE ASPHALT OF THE ENTRANCE ROUNDABOUT AND RAMP

Various actions carried out by the City Council, by assuming its responsibility in accordance with the agreement it signed with the Passarell family

TENNIS

Despite the cleaning that the owner did in Oct19, firefighters had to intervene. It is a clear example of the need to keep all the plots in the area clean.

VIDEO SURVEILLANCE CAMERAS

The installer gives immediate solution to any incident

As foreseen, the amount to be charged by the Entity will be 49,752 euros (VAT included) It was a success to promote, and win, the budgets participated in 2018 since this has been able to recover just over 70% of the investment that was made

PARKING DUMPER (ANTERIOR)

The owner of the house in which it was located paid the Entity the amount that was agreed for the unilateral termination of the verbal rental contract

LANDSLIDE AND FLOODING IN BAIX LLOBREGAT

The City Council solved the evacuation of the rainwater that had been obstructed and reinforced the settlement of the public road

INCIVILITY

Repeatedly unbagged plant remains are deposited, either next to garbage containers or in other areas of urbanization, which is a lack of respect and incivility of some that affects everyone

ASPHALT PATCHING

In the 2019 assembly, a budget was approved, for asphalt patching, with a limit of 60,000 euros. 711.64 m² were patched, with an expense of 24,520.84 euros

UNDERGROWTH AND DIRT ON PLOTS

The inaction of the City Council over several years and the repeated claims of the ECU, helped the Regional Council and the City Council to sign an agreement through which the management responsibility lies with the Regional Council of La Selva without the City Council being exempt from its final responsibility.

The Consell Comarcal will initiate a sanctioning file and forced subsidiary execution, against the non-compliant owner.

AQUALIA – POORLY FINISHED JOBS

It's an endless constant. The professionalism of Aqualia is questionable and we must remind them, in each repair, that they have to finish each job better

BRANCHES INVADING PUBLIC ROADS

Demba tries to remove the subject from the headline, when it occurs

OPTICAL FIBER

Operating at full speed anywhere in the urbanization with the operator Fitel Network

HANGING STREET LAMPS AND STREET LAMP POSTS DISJOINTED FROM THEIR BASE

The City Council, at the request of the Entity, proceeded to repair several incidents that occurred

LANDSLIDE IN GARROTXA, IN FRONT OF BAIX LLOBREGAT

The City Council restored the elements that deteriorated on the public road. It also detected septic tank emissions and invited the owners of the corresponding homes to have the graves repaired and /or emptied before the City Council formally requires them.

THE CITY COUNCIL WAS ASKED FOR INFORMATION ON WATER SCALES AND PRICES

The City Council was asked for water price scales due to the abusive price of the current rates. Section IV of the ACA has a price of five euros per m³

As expected, the City Council has been throwing balls out at each meeting and for the moment we must continue to scratch your pocket with abusive prices

PERIMETER STRIP

Cleaning was done on December 2020

Until that date the cleaning was biennial and since 2021 it is annual. The Generalitat has eliminated the 50% subsidy that it made to the urbanizations via City Council and since last year the full cost is borne by the co-owners.

In the minutes of the Ordinary General Assembly of 2021, by agreements, consequently, of the vote obtained, it was agreed that the 2021 cleaning would be done by the City Council that will have passed to the collection, to each owner, a fee of 20 euros. Each year it will be voted if the cleaning is done by the City Council with the relevant rate that will be charged or will be done by the Entity with an extraordinary spill that would increase the annual fee

GREEN ZONE MAINTENANCE

The City Council was asked to clean the plots of Rubén Darío that were segregated from the ECU UA-35

C-63 – ACCESS TO LLORET DE MAR

The danger of access to the side, crossing the road, by improperly parked vehicles motivated the request to the City Council for improvements in signage.

The City Council painted the curbs yellow prohibiting parking

CLEANING MARGINS OLD ROAD

It is an area of the municipality that the City Council must clean up in a timely manner. The Entity enters the relevant "reminders"

PAINTED ON THE FACADE OF ABANDONED HOUSE

It was painted at the time by a majority vote. Again graffiti has made an appearance. Repainting has been rejected

ACTIONS OF THE MOSSOS D'ESQUADRA AGAINST OCCUPATIONS AND PLANTATIONS

Periodic and random control of the Mossos d'Esquadra in the access of the urbanization, with support sometimes of the Local Police.

They have dismantled plantations; have monitored the unhooking of illegal electrical connections; have desocupado dwellings

OTHER CHAPTERS

Paint horizontal signage; abandoned vehicles removed from the squatted plot in B. Llobregat; detection of squatted dwellings and others likely to be squatted; plots dirty with tree branches that are in contact with the power line; missing signage; on Dec-20/Feb21 the green areas were cleaned.

Economic data and other matters can be reread in the informative note that each owner must have in his possession or can be downloaded from the Web.

ACTIONS AND ACTIONS UNDERTAKEN SINCE THE ORDINARY GENERAL ASSEMBLY BY RESOLUTIONS OF 2021

THE CONSELL COMARCAL ALREADY MANAGES THE CLEANING OF PLOTS

He is contacting all the owners of the plots that have excessive undergrowth and dirt. Initially there are 199 plots that present danger in case of fire.

It should be recalled again that the Consell Comarcal will initiate a sanctioning file and forced subsidiary execution, against the non-compliant owner.

The file includes: 1st periodic penalty payment: 300 euros – 2nd periodic penalty payment: 700 euros – 3rd periodic penalty payment: 1,000 euros – Compensation for the cost of enforcement: € 1 / m² with a minimum cost of 1,225.58 euros / plot.

LLORET BLAU IS NOT A GARBAGE DUMP

It is difficult to understand why some use the forest as if it were a garbage dump. The crap that appears in the photos is not bagged and other types of objects have thrown them into the forest without further ado. Why hasn't the offender brought the dirt from his house to the dumpster area?

AQUALIA

Eternal problem. Aqualia continues to leave the work halfway and the Entity makes it an agenda and a permanent claim.

HOLES IN THE SEMI ROUNDABOUT AND RAMP

Due to the intense passage of vehicles, there are constant deteriorations in the asphalt. Five urbanizations access through that area, although only our Entity is concerned with notifying the City Council to proceed to restore the damage. The brigade is not usually fast so, sometimes, the deterioration persists and worsens.

In July2022 ,half of the asphalt of the ramp has been renewed in both directions.

BLINDED SCUPPERS

It has proceeded to unclog scuppers blinded by accumulated dirt.

COLONIES OF FERAL CATS

The Entity has authorized the control of three colonies of feral cats, located in: Baix Camp, Baix Llobregat and Montsià

MAINTENANCE SCREENS GARBAGE CONTAINERS

On December2021 Mr Demba varnished the screens of the baix Llobregat containers. The rest do not require maintenance

BUS

Transferring the complaint of an owner, the Entity filed an instance in the City Council in relation to the stops and schedules of the buses. The response of the City Council indicates the ownership of the stops and attaches the time table. As it is of general interest, we will post this

information on the Entity's website.

CHRISTMAS DECORATION

At the request of some co-owners, at Christmas 2021, the City Council installed at the entrance, after the ramp of ascent, a Christmas light ornamentation. It only lasted a few days because it was allegedly destroyed by a truck. It seems that Lloret Blau has been included in the plan and we hope that next Christmas the City Council will make the installation.

VIDEO SURVEILLANCE CAMERAS

On 29/11/2021 the City Council made a transfer to the account of the Entity for the amount of 49,752 euros. From that date the ownership of the video surveillance cameras became the City Council who will take care of any incident that may occur. As for the annual maintenance we have gone to the basic for the amount of € 2,432.10, including VAT, instead of € 4,235.00, including VAT

PAINTED HORIZONTAL SIGNAGE

Due to the pandemic there was less movement of vehicles which meant less wear of the paint of the slowing bands and horizontal signage. For the reason described, the painting has been postponed and will be done in November of this year.

REMAINS OF TREES FLYING OVER THE SIDEWALK

Trees supported on Cerdanya wall, 5-7. Letters have been sent notifying the owner of the problem and he has not responded. An instance has been presented in the City Council to resolve.

HOLE IN THE C-63

- From the beginning Roads of the Generalitat, via City Council, has demanded the Entity to proceed with the repair.
- Both one administration and the other seem to forget that the Entity has the responsibility exclusively for the maintenance of the public road, which we pay together although the property is the City Council.
- They attribute the blame for the problem to the poor channeling of rainwater and/or the emission of septic tanks. It seems that they have assumed it because we do not know that they have made any serious or professional verification.
- In any case, the City Council must ask for responsibilities from those who proceed, but not to the ECU.
- It should be remembered that on the public road of the urbanization there were three subsidences of the public road that the City Council repaired without question because it is its property and responsibility. Well, that's more of the same now.
- An instance of response has been entered both to the City Council and to the Generalitat.

2.- Economic report for the financial year 01/07/2021 to 30/06/2022. Examination and approval, where appropriate, of the expenses corresponding to the same year.

Then we enter the second item on the Agenda, explaining Mr. President that together with the call, as well as at the entrance of the Assembly has been distributed among the attendees, as usual, a dossier with the content of the agenda and matters to be discussed, documentation with the detail of expenses and the distribution of them, with precise information of which owners are up to date with payment and which maintain debts with the Entity, etc.

Mr. Ripalta, the administrator's representative in this act, then takes the floor and summarizes the most relevant items of the financial year 01.07.21 to 30.06. 22, which have undergone some minor modifications, in relation to those sent to the owners which are detailed below;

Código	Título cuenta	Gasto Real	Presupuesto	Variación
Grupo 01 - Gastos Generales				
6210001	ALQUILER ALMACÉN		470,00	-470,00
6220101	GASTOS GENERALES	6.196,13	5.500,00	696,13
6220102	CONSERVACIÓN Y MANTENIMIENTO	6.626,82	4.500,00	2.126,82
6220103	MEDIDAS PREVENCIÓN DE INCENDIOS	4.655,49	5.000,00	-344,51
6220104	OBRAS DE CONSERVACIÓN Y MEJORA		5.000,00	-5.000,00
6230001	HONORARIOS ADMINISTRACIÓN	13.446,45	13.392,00	54,45
6230002	ASESORIA JURÍDICA	7.928,08	7.700,00	228,08
6230005	FONDO RESERVA		2.910,00	-2.910,00
6250001	SEGURO RESPONSABILIDAD CIVIL	1.052,73	1.600,00	-547,27
6400001	SALARIO PERSONAL Y SEGUROS SOCIALES	23.054,38	22.600,00	454,38
Total por grupo:		62.960,08	66.672,00	-5.711,92
Grupo 01 - Gastos Generales				
Código	Título cuenta	Ingreso Real	Presupuesto	Variación
Grupo 01 - Gastos Generales				
700000	INGRESOS POR CUOTAS	68.624,00	68.672,00	48,00
TOTAL				-5.663,92

Items to be repeated annually, the amount of which has been adjusted to forecasts:

- Maintenance personnel + social security contributions (23.054,38 €)
- Legal advice (7.928,08 €)
- Administration fees (13.446,45 €)
- Civil liability insurance (1.052,73 €)

General expenses: mailings of call, minutes, translations, registration notes, rental of the Assembly room, etc. (6.196,13 €)

Conservation and maintenance: various repairs in the urbanization, maintenance and gasoline of the Dumper, various material, signage, etc. (6.626,82 €)

Statement of accounts and balance sheets at the end of the financial year 01.07. 21 to 30.06. 22.

The differential between actual expenditures and the budget that was approved has led to a surplus for the amount of € 5,663.92 that are proposed to be taken to the reserve fund. It is reported again that the fixed-term taxes of La Caixa, were grouped into a single account, as they did not offer any type of profitability, in this way the Entity has a balance of 171.709,40 € in the account opened at Caixa Bank and 212.718,07 € in the account of Banc de Sabadell. The unified general reserves set out in last year's balance sheet were 566.925,71 €.

This exercise has been increased totaling 578. € 661.69 as it appears in the balance sheets that have been delivered to them.

Next, it is proposed to the owners the approval of the accounts corresponding to the year 2021/2022, approving the accounts of the Fiscal Year 2021/2022, as well as assuming how to take to the Reserve Fund of the Entity the surplus obtained, proposal that is approved by the unanimity of the attendees. Consequently, the accounts for the financial year 01/07/20 21 to 30/06/20 22 are approved unanimously

3.- Report statement of accounts and balance sheets at the closing date of the financial year 01/07/2021 to 30/6/2022.

Next, we enter into the third item on the agenda, Mr Ripalta takes the floor reporting on the statement of accounts and balance sheets at the end of the year, then submitting the expenses for the period 01.07.21 to 30.06. 22 and the balance sheets for consideration by the assembly, being approved unanimously as follows:

BALANCE CONTABLE	Ejercicio 2021/2022	
	ACTIVO	PASIVO
Reservas generales		566.925,71
Resultados del ejercicio		6.897,52
Pendiente de recuperar prov. procurador demandas cuotas	4.592,41	
Saldos proveedores e industriales		180,94
Ejecutiva Ajuntament de Lloret cobros pendientes ingreso		1.983,67
Remuneraciones pendientes de pago		214,09
Retenciones I.R.P.F. Profesionales (liquidación 20/07/2022)		191,11
Organismos Seguridad Social Acreedor		579,05
Partidas pendientes de aplicación		1.689,60
Saldo final en B. Sabadell (n/favor)	212.718,07	
Saldo final en CaixaBank (n/favor)	171.709,40	
SALDO PROPIETARIOS * Deudores	191.902,88	
* Acreedores	-2.261,07	
	578.661,69	578.661,69

OPERATING ACCOUNT 2021-2022

CUENTA DE PERDIDAS Y GANANCIAS	Ej. 2021/2022
1. Importe neto de la cifra de negocios	68.624,00
705 Ingresos por facturaciones	68.624,00
6. Gastos de personal	-23.054,38
64 GASTOS DE PERSONAL	-23.054,38
7. Otros gastos de explotación	-39.905,70
62 SERVICIOS EXTERIORES	-39.905,70
GASTOS GENERALES	-6.196,13
CONSERVACION Y MANTENIMIENTO	-6.626,82
MEDIDAS DE PREVENCIÓN DE INCENDIOS	-4.655,49
OBRAS DE CONSERVACION Y MEJORA	
HONORARIOS ADMINISTRACION	-13.446,45
ASESORIA JURIDICA	-7.928,08
SEGURO RESPONSABILIDAD CIVIL	-1.052,73
A) RESULTADO DE EXPLOTACIÓN	5.663,92
13. Intereses de demora	1.233,60
RESULTADO FINANCIERO	
RESULTADO DEL EJERCICIO	6.897,52

Next, it is proposed to the owners the approval of the balance sheet and accounts corresponding to the year 2021/2022, as well as the operating account of the same year, a proposal that is approved by the unanimity of the attendees. Consequently, the balance sheet and the operating account for the financial year 01/07/20 21to 30/06/20 22 are approved unanimously

4.- Report on the administrative and judicial procedures in progress in relation to the debtor owners and approval of the settlements of outstanding installments corresponding to the year 01/07/2021 to 30/06/2022, processing of collection of the outstanding balances through executive collection of the City council of Lloret de Mar.

Then we enter the fourth item on the agenda and the President of the ECU, Mr. Miguel Moreno, explains: that in the year 2021-2022 the unpaid amounts have been 27.149.43.-€ vs. 27.255.29.-€ of the year 2020-2021 and the collection of unpaid in 2021-22 have reached 12.628,00.-€ with respect to the 13.312.00.-€ for the year 2020-2021 and 19.256,00.-€ for the year 2019-2020.

The unpaid payments for the 2021/22 financial year reached 39.5% of the quotas issued (39.7% in 2020/21 and 38.2% in 2019/20).

The accumulated balance of debtors reaches 191. €902.88.-€ (€182,919 in 2020/21); an increase of 7.9% compared to the previous year. The increase of 2020-2021 was 8.3% compared to the 2019-2020 financial year, which means that again the management has been relocated to the usual path.

The accumulated amount receivable since 1996 stands at 2,176. 438.16.-€, of which 1,984,535.88.-€ have been charged. The outstanding balance of 191. 902.88.-€ which represents 8.8% of the total.

Of the 191,902.88.-€ of accumulated unpaid debts, 71,973 (37.5%) are in executive. Managed in court, 62,137 (32.4%). That is, MRS, has previously made all possible arrangements with the delinquent owners and now it is the administration, executive and judicial, who must get the defaulters to pay (70% of the total unpaid)

Plots	Credits that are difficult to recover	Amounts in court	EXECUTIVE TOTAL	Exp. Archived	TOTAL BALANCES	Total Pending
0			64,00		132,80	196,80
4			2.412,35		248,00	2.660,35
8			268,80		262,40	531,20
11					128,00	128,00
12					128,00	128,00
14			0,00		280,71	280,71
19					128,00	128,00
20			284,69		203,13	487,82
23			134,40		262,40	396,80
26			134,40		262,40	396,80
33			127,63		0,00	127,63
40	1.183,16		2.101,86		396,80	2.498,66
41	498,42		1.039,35		248,00	1.287,35
42	613,72		1.063,35		248,00	1.311,35
43		558,66	571,45		164,00	1.294,11
45		673,68	874,73		262,40	1.810,71
46			134,40		396,80	531,20
48	451,17		776,83		248,00	1.024,83
49			134,40		262,40	396,80
50			0,00		128,00	128,00
59					65,82	65,82
61			0,00		64,00	64,00
64			407,04		262,40	669,44
68			0,00		256,00	256,00
69			0,00		262,40	262,40
71			0,00		122,00	122,00
80		877,30	873,35		262,40	2.013,05
87			0,00		134,40	134,40
90			0,00		128,00	128,00

95		111,57	597,56	262,40	971,53
97			265,92	262,40	528,32
99			136,48	404,62	541,10
105			0,00	248,00	248,00
106			0,00	80,00	80,00
107			0,00	80,00	80,00
108			0,00	80,00	80,00
109			0,00	396,80	396,80
110			0,00	80,00	80,00
111			0,00	80,00	80,00
112			413,64	0,00	413,64
115				80,00	80,00
116			0,72	396,80	397,52
117			0,00	69,68	69,68
129			0,00	266,04	266,04
132			0,00	204,46	204,46
133			170,40	248,00	418,40
137	1.698,27		872,85	262,40	1.135,25
139			335,05	262,40	597,45
141				80,00	80,00
142				80,00	80,00
145			401,92	262,40	664,32
147				68,29	68,29
149			1.077,17	262,40	1.339,57
156	1.166,49		534,88	248,00	782,88
157				80,00	80,00
158	893,72		430,46	248,00	678,46
163				80,00	80,00
165			0,00	396,80	396,80
166			0,00	248,00	248,00
167			0,00	139,35	139,35
170			0,00	10,40	10,40
173			0,00	66,48	66,48
181				64,00	64,00
182			547,28	274,14	821,42
183			731,72	262,40	994,12
184			1.042,92	274,14	1.317,06
188			764,26	128,00	892,26
189			134,40	396,80	531,20
191			0,00	80,00	80,00
192			28,28	396,80	425,08
196			84,00	248,00	332,00
199	442,66	1.006,76	568,82	164,00	1.739,28
202			0,00	128,00	128,00
205			134,40	396,80	531,20
206			0,00	274,14	274,14
209			0,00	128,00	128,00

212			0,00		196,80	196,80
213					42,15	42,15
215					66,15	66,15
218			134,40		262,40	396,80
219			396,64		262,40	659,04
231			428,82		262,40	691,22
235			0,00		128,00	128,00
239			407,04		262,40	669,44
241			268,80		262,40	531,20
242			268,80		262,40	531,20
243					80,00	80,00
248					80,00	80,00
252			66,48		0,00	66,48
253			0,00		38,40	38,40
254			0,00		64,00	64,00
255			0,00		40,00	40,00
256					80,00	80,00
259			84,00		164,00	248,00
263			170,40		248,00	418,40
264			0,00		128,00	128,00
268			84,00		164,00	248,00
269					133,45	133,45
270			272,64		396,80	669,44
276		561,87	878,01		164,00	1.603,88
279			0,00		80,00	80,00
280			407,04		262,40	669,44
285					80,00	80,00
286			0,00		120,49	120,49
287			0,00		192,50	192,50
289			0,00		254,49	254,49
292			69,12		0,00	69,12
294			138,24		0,00	138,24
298			134,40		262,40	396,80
299			0,00		192,00	192,00
304			407,04		262,40	669,44
305			560,30		262,40	822,70
307		1.063,51	872,54		262,40	2.198,45
308		490,92	426,94		248,00	1.165,86
309	1.448,09		415,39		396,80	812,19
315			0,00		262,40	262,40
316			0,00		262,40	262,40
317			0,00		164,00	164,00
318			0,00		164,00	164,00
319			0,00		262,40	262,40
320			0,00		262,40	262,40
322	2.000,01		604,83		164,00	768,83
324	3.125,33		688,13		396,80	1.084,93

335			0,00	183,12	183,12
339			543,39	262,40	805,79
340			0,00	134,40	134,40
341		352,07	688,83	262,40	1.303,30
342			42,00	164,00	206,00
343			67,20	262,40	329,60
345			67,20	262,40	329,60
347			68,24	134,78	203,02
348			0,00	262,40	262,40
349			0,00	0,13	0,13
352			407,04	262,40	669,44
356				80,00	80,00
363			0,00	80,00	80,00
365			0,00	128,00	128,00
367			254,40	164,00	418,40
368			0,00	194,98	194,98
376		881,91	874,83	262,40	2.019,14
380			0,00	195,20	195,20
384			868,15	248,00	1.116,15
385		427,60	839,52	164,00	1.431,12
386			725,02	248,00	973,02
387			0,00	202,64	202,64
389			1.100,76	249,08	1.349,84
390				128,00	128,00
392			0,00	244,00	244,00
393			0,00	396,80	396,80
400			0,00	6,40	6,40
402				64,00	64,00
404		715,86	485,11	248,00	1.448,97
405		541,08	430,48	248,00	1.219,56
406			0,00	64,45	64,45
410			0,00	128,00	128,00
411			0,00	64,45	64,45
413				80,00	80,00
414		1.127,30	739,66	396,80	2.263,76
416	367,10		1.730,35	396,80	2.127,15
427			407,04	262,40	669,44
429			272,64	396,80	669,44
431			407,04	262,40	669,44
433			0,00	64,00	64,00
434			134,40	201,60	336,00
441			268,80	262,40	531,20
442				80,00	80,00
443				80,00	80,00
444				80,00	80,00
445				80,00	80,00
446	370,63		0,00	0,00	370,63

448			272,64	0,00	272,64
453			134,40	134,00	268,40
459				80,00	80,00
460				134,77	134,77
462				80,00	80,00
463				80,00	80,00
464				80,00	80,00
465				80,00	80,00
466				80,00	80,00
467				80,00	80,00
468				80,00	80,00
469			254,40	164,00	418,40
470			0,00	40,00	40,00
472				80,00	80,00
474			271,76	396,80	668,56
476			0,00	40,00	40,00
479			0,00	80,00	80,00
482			0,00	87,97	87,97
483			84,00	164,00	248,00
484			84,00	164,00	248,00
485			0,00	80,00	80,00
486			0,00	40,00	40,00
488				80,00	80,00
490	963,58		736,64	396,80	1.132,44
491	973,76		3.105,50	396,80	3.502,30
492	1.520,21		873,44	262,40	1.135,84
493			134,40	396,80	531,20
494				128,00	128,00
495			84,00	164,00	248,00
496			0,00	332,08	332,08
513			170,40	248,00	418,40
516			272,64	396,80	669,44
521			168,00	0,00	168,00
522				80,00	80,00
526			0,00	0,40	0,40
533				80,00	80,00
538			0,00	40,00	40,00
540	362,65		1.664,70	262,40	1.927,10
541			170,40	248,00	418,40
542			170,40	248,00	418,40
543			170,40	248,00	418,40
544			268,80	262,40	531,20
603			0,00	390,40	390,40
610			0,00	262,40	262,40
619			0,00	88,00	88,00
621				80,00	80,00
622			0,00	88,00	88,00

623			0,00		88,00	88,00
625					134,78	134,78
626			0,00		84,00	84,00
629			0,00		80,00	80,00
631		953,25	554,40		396,80	1.904,45
634			1.268,76		164,00	1.432,76
640					80,00	80,00
641					80,00	80,00
644					80,00	80,00
647					80,00	80,00
649					80,00	80,00
650					80,00	80,00
653			0,00		128,00	128,00
655			0,00		202,96	202,96
656			0,00		396,80	396,80
659			2.164,19		168,00	2.332,19
662			430,59		248,00	678,59
663			134,40		262,40	396,80
664		295,34	1.359,42		248,00	1.902,76
666			407,04		262,40	669,44
667			0,00		128,00	128,00
668			67,20		396,80	464,00
669		1.006,00	566,78		164,00	1.736,78
670			67,20		396,80	464,00
671					128,00	128,00
672			67,20		396,80	464,00
674		368,51	0,00		66,80	435,31
679			0,00		134,40	134,40
680			1.696,46		262,40	1.958,86
682		33,51	254,40		164,00	451,91
683			84,00		80,00	164,00
684		498,11	348,54		248,00	1.094,65
102A			0,00		40,00	40,00
102B			0,00		40,00	40,00
103B			260,80		164,00	424,80
106B			0,00		168,96	168,96
116B			272,64		396,80	669,44
202B			0,00		80,00	80,00
300A			0,00		105,28	105,28
300B			0,00		122,00	122,00
300C			0,00		195,20	195,20
300D			0,00		122,00	122,00
303A			0,00		64,46	64,46
303B			0,00		64,46	64,46
322B		3.206,35	880,76		396,80	1.077,56
382B			725,02		248,00	973,02
383A			708,94		164,00	872,94

LLOB	20.615,27		10.006,58		7.192,00	17.198,58
ZCIAL					80,00	80,00
432A			0,00		131,26	131,26
432B			0,00		131,26	131,26
99-EX		639,44	0,00	312,37	0,00	951,81
104-EX		530,97	134,72		0,00	665,69
105-EX		577,57	0,00	577,57	0,00	1.155,14
190-EX		1.006,33	0,00		0,00	1.006,33
344-EX		101,72	0,00	101,72	0,00	203,44
368-EX	486,70	456,15	0,00	682,82	0,00	1.138,97
414-EX		260,12	0,00		0,00	260,12
419-EX		291,09	0,00		0,00	291,09
426-EX		504,26	0,00		0,00	504,26
434-EX		1.099,34	0,00		0,00	1.099,34
441-EX		96,56	0,00		0,00	96,56
494-EX	245,26		0,00		0,00	245,26
620-EX		415,54	0,00		0,00	415,54
631-EX		293,24	0,00		0,00	293,24
636-EX		739,40	0,00	275,74	0,00	1.015,14
638-EX		442,18	0,00	158,49	0,00	600,67
432A-EX		278,45	0,00		0,00	278,45
432B-EX		259,96	0,00		0,00	259,96
483-EX			170,40		0,00	170,40
484-EX			170,40		0,00	170,40

The lawyer of the entity, Mr. Jordi Orobitg, refers to all the background related to the decision, at the time, of the conservation entity, to process by judicial means the claims of debts in concept of conservation quotas, until the highest judicial instance ruled in the sense of indicating that all such claims, in view of the nature of the collaborating entity of the administration, of the collaborating urban entities, whatever their nature (compensation boards, conservation entities, etc., ...), they had to be channeled through the executive procedure of urgency, specifically provided for by administrative legislation.

Even so, such jurisprudence is only applicable to new claims or demands, being that the procedures already initiated continue their course through the judicial route. At this point it is necessary to inform the associates of the fact that a very high percentage of the unpaid ones, is concentrated in a specific typology, integrated by commercial companies and real estate developers that in their day acquired land for its development, promotion and sale, which were victims of the real estate crash, as well as the subsequent crisis. Many of these plots are encumbered with mortgage charges, prior to any seizure annotation agreed in favor of the entity, which also guarantee credits corresponding to real estate appraisals prior to the crisis and therefore much higher than the amount that may result from their auction. Other plots are owned by either natural or legal persons, who have gone to a bankruptcy process to face their financial situation, which makes it impossible to execute on their assets. Given all these situations, the board of the entity has considered it appropriate and prudent to constitute in the balance sheet of the entity, a new item, corresponding to credits of doubtful recovery, in view of the necessary differentiation with respect to the rest of the debt. Such a measure does not preclude, however, that the institution will continue by all means available in law until its payment is made.

On the part of the Secretary-Administrator of the Conservation Entity, Mr. Joan Josep Gil intervenes exposing that from MRS Assessors the set of procedures related to the collection of the conservation and maintenance fees of the Urbanization in its voluntary period are carried out, this is within the exercise, as to its claim outside said period with the application of the

corresponding surcharge for extemporaneous payment.

In recent months, actions have been carried out to collect the outstanding balance of fees for the year 2021-2022 and in the coming weeks these conservation and maintenance fees will be derived unpaid to the City Council of Lloret de Mar for collection by executive means. Likewise, the owners are informed that with respect to the conservation and maintenance fees of this year 2021-2022 over the next few months their claim will be made by sending email and certified letters to the respective owners and in case of non-payment, the remaining procedures will be initiated for their subsequent referral to executive collection.

Finally, mention is made of the set of balances indicated in the previous list of owners with unpaid fees as "archived" and that correspond to conservation and maintenance fees that are gradually claimed and derived from the City Council of Lloret de Mar and that have their origin in judicial claims that, at the time, and following a change in the jurisprudence of the Supreme Court, the judicial bodies of the civil field do not admit more judicial claims from claims of conservation and maintenance fees of Conservation Entities, to the understand that these are collaborating entities of the Public Administration and that, therefore, the claim of their corresponding conservation fees must be executed by way of coercion using the channels that the same public administration has. It is for this reason that all the balances that are claimed judicially and through executive collection are gradually reviewed, as well as the conservation fees pending referral to the City Council, so that they do not subtract any unpaid balance in favor of the Entity pending claim.

For all these reasons, the Assembly unanimously approves the settlements of the balances that appear as debtors in the list provided and agree to empower the governing board to act with the utmost rigor in the actions to be taken for the collection of outstanding fees, the only way to achieve the objectives set by community assemblies. It is also agreed to set September 30, 2022 as the maximum period for owners who owe any amount to be updated of payment, date from which claims will be urged through the route of executive collection, in accordance with current legislation.

5.- Study, deliberation and approval, where appropriate, of the budget of income and expenses, foreseeable for this year 01/07/2022 to 30/06/2023, and how to attend to it.

The expenditure budget for the financial year is submitted to the present for consideration. 01.07.22 to 30.06.23, approved by the majority of the owners, obtaining 51 votes in favor representing 120 votes and 5 votes against representing 5 votes. In the following way, which implies the payment of the same fee as the previous four years:

Grupo :1 Gastos Generales		
6220101	GASTOS GENERALES	6.000,00
6220102	CONSERVACIÓN Y MANTENIMIENTO	6.000,00
6220103	MEDIDAS PREVENCIÓN DE INCENDIOS	5.000,00
6220104	OBRA DE CONSERVACIÓN Y MEJORA	5.000,00
6230001	HONORARIOS ADMINISTRACIÓN	13.400,00
6230002	ASESORIA JURÍDICA	8.000,00
6230005	FONDO RESERVA	1.172,00
6250001	SEGURO RESPONSABILIDAD CIVIL	1.100,00
6400001	SALARIO PERSONAL Y SEGUROS SOCIALES	23.000,00
<i>Total presupuesto</i>		68.672,00

FEEES FOR THE FINANCIAL YEAR 2022-2023

PARCELAS WITHOUT BUILDING.....	80.00.-€
BUILT PLOTS.....	128.00.-€

Within this same point, various considerations are made, taking the following agreements by the majority of the attendees, obtaining 51 votes in favor representing 120 votes and 5 votes against representing 5 votes:

a) It is agreed that the fee for the financial year 2022-2023 can be paid twice, 50% up to the whole day September 1, 2022 and the remaining 50% before January 1, 2023.

b) **It is recommended the direct debit of the annual fees, begging all owners who have not yet done so, to fill in a form that for this purpose will be sent to them and be returned to the offices of the administrator so that he can give the relevant course.**

Anyone who wishes can direct the payment of the fees to the administrator's office: MRS ASSESSORS, personally or by mail, located at c / Can Guidet, 5, local 1-A of Lloret de Mar (17310), or make deposit in the current account IBAN no. ES29-0081-0256- 6500-0104-1806 that the Conservation Entity has opened in the branch of Banco Sabadell-Atlántico (BIC Code: BSABESBB), Av. Vila de Blanes no. 101-103 of Lloret de Mar, clearly indicating the name of the owner of the plot and the number of the same.

c) It is noted that as every year the review of the census is in process, to incorporate the new buildings in the list 2022-2023, remembering that as it appears in the Statutes of the Entity, those in which the construction work has begun are considered as built plots. Those plots that have been subject to segregation will also be incorporated into the census.

d) In accordance with article 33 of the Statutes of the Conservation Entity, which determines the application of surcharges to holders who do not pay on the established dates, **it is unanimously reiterated to apply a 5% surcharge on the amounts that are unpaid for the year 20 22-2023** and subsequent, unless otherwise agreed.

6.- Election of positions of the Governing Board of the Entity.

Then we enter the tenth item of the agenda, it is exposed by Mr. Sais, which proceeds to submit to the Assembly the election of positions of the Governing Board of the Entity, stating below that there is evidence of the presentation of the candidacy formed by Mr. Miguel Moreno Martínez, as President, Mr. Eduardo Achón Massana as Treasurer, Ms. Maria Pilar Hernández Patemina, Mr. Manuel Rubiera Trujillo, Mr. Antonio Mejias Alonso and the Representative of the City Council as members.

Likewise, based on the provisions of article 22 of the Statutes of the entity, Mr. Rafael J. Ripalta Romeo, Property Administrator of the College of Girona nº 749, and whose professional office is located in Can Guidet street nº 5 local 1-A of the municipality of Lloret de Mar, is proposed as Secretary-Administrator of the same Entity.

Then the attendees are asked if it is their will to present any candidacy or join the one presented, at which time Mr. Federico Gaudin takes the floor or, expressing his willingness to join as a member of the Board proposed by Mr. Miguel Moreno.

Mr. Juan José Torraibo García then took the floor, in order to present his candidacy for the Presidency of the entity, understanding that the current management of the urbanization does not fit his needs for services, being necessary in his opinion that more investment should be made in the services of the urbanization, in order to improve the quality of it. Likewise, a group of owners requests information in relation to how the presentation of candidacies works, not knowing what is established in the Statutes of the entity, in relation to the information and in

attention to the debate regarding the presentation of candidacies that has been generated, while different owners present demonstrate not having minimum knowledge of how to formalize a proposal in this regard, it is concluded that an update of the statutes of the conservation entity is necessary, which allows to establish in a diaphanous way, an agile system for the "hypothetical" candidates, to send their candidacies to the administrator (as in fact they could do until now) and that he can make dissemination to the members of the ECU who have provided their email, of such information, in order and effect to facilitate the election in the course of the assembly of the entity.

The candidacy of Mr. Juan José Torralbo García is then put to the vote, obtaining 1 vote in favour, representing 4 votes.

Then, the candidacy of Mr. Miguel Moreno Martínez is put to the vote, joining Mr. Federico Gaudino, which obtains 51 votes representing 120 votes, being approved by a majority of the owners present and represented, the Board of Directors that is cited below:

Mr. Miguel Moreno Martínez -President-
Mr. Eduard Achón Massana -Treasurer-
Mr. Manel Rubira Trujillo -Vocal-
Ms. María Pilar Hernández Paternina -Vocal-
Mr. Antonio Mejías Alonso -Vocal-
Mr. Federico Gaudino -Vocal-
Representative of the City Council –
Member- Mr. Rafael J. Ripalta Romeo –
Secretary-Administrator

It is agreed by majority to empower the president of the community, Mr. Miguel Moreno Martínez, to appear before a notary and grant powers of attorney for lawsuits in favor of the lawyers and attorneys he deems appropriate, to defend the interests of the community if necessary.

For the disposition of funds from the bank accounts, the president Mr. Miguel Moreno Martínez, the treasurer Mr. Eduardo Achón Massana and the administrator Mr. Rafael J. Ripalta Romeo are empowered, with the joint signature of two of them.

7.- Matters of interest for urbanization and various maintenance works, if applicable:

a) **Cleaning of the perimeter strip. Law 5/2003 on the Prevention of Forest Fires. New rate of forestry work approved by the City Council of Lloret de Mar. Decision of its execution via contracting by the ECU or by benefiting from the municipal tax.**

Next, we enter into item 7.a of the agenda, informing Mr. President that until 2020 the cleaning of the perimeter strip was carried out biennially but since 2021 it is annual by requirement of the Generalitat that has eliminated the subsidy of 50% that it granted to the City Council and this to the ECU.

It is reported that the City Council of Lloret de Mar approved on 31/05/21 the fiscal ordinance nº 29: "Fee for the provision of the forest fire prevention service", with which it will be declared responsible for the annual cleaning of perimeter strips by directly charging each owner a fee of 20 euros, as long as the entity has not communicated to the City Council its willingness to clean the perimeter strip with its own resources and under its responsibility, before January 31 of each year.

In the event of fire, without the cleaning of the perimeter strip having been done, the Entity would have to assume responsibility for the damages of the accident and face the expenses that resulted. It is a risk that we should not and cannot assume and therefore it will be done every year, complying with the requirements of the Generalitat in this matter.

Until now, via city council, Lloret Blau received a subsidy from the Generalitat of the order of 50% of the expense, that is, biennially the Entity disbursed, for that chapter, around 5,000 euros or what is the same an average of the order of 2,500 euros per year.

From 2022 the subsidy of the Generalitat will be zero so the full cost of cleaning the perimeter strip will fall on the owners.

As a point of reference we want to point out that the annual cleaning expense of the perimeter strip will range between: 9,044.75; €10,383.01 and €13,420; amounts that correspond to the budgets that were obtained for the cleaning that was carried out at the end of 2020 and therefore will be the reference to undertake the conditioning of the next years.

The City Council, aware of the danger and risk posed by not having the perimeter strips properly conditioned and clean, in accordance with the parameters set by the Generalitat, on 05/31/21 approved tax ordinance No. 29: "Rate of 20 euros for the provision of forest fire prevention service". With that fee, which he would charge directly to each owner, he would assume responsibility for the annual cleaning of the perimeter strips.

However, it will be the owners, with their vote, who will decide, each year, who will clean the perimeter strip: the City Council with the fee that will be charged directly to each owner or the Entity with the spill that will be charged directly to each owner. The amount to be paid by each owner would be the same, either fee or spill.

Once the situation is exposed, the need to carry out the cleaning work of the perimeter strip is debated among the attendees, understanding that it is better that these works are carried out by the City Council, thus approving by the unanimity of the attendees that it is the City Council that carries out the cleaning of the perimeter strip next year 2023.

b) **Dirty plots and undergrowth. Obligation of the owners to clean them in accordance with Law 5/2003.**

In 2020 the City Council signed an agreement with the Consell Comarcal de la Selva, through which it delegates some of the powers to comply with the obligations established in article 3.1.b) of Law 5/2003. Through this agreement, the management, so that the owners fulfill their responsibility to clean their plot, falls on the Consell Comarcal de la Selva: "The action in the interior plots, not built, will consist of communication to the obligated subjects, offering them to authorize the Regional Fire Prevention Service so that it is the one who carries out in a subsidiary way, the work on the plots or that it is the owner who executes it himself, and the requirement and the initiation of the corresponding sanctioning file in cases of non-compliance."

The Consell Comarcal will initiate a sanctioning file and forced subsidiary execution, against the non-compliant owner.

The file includes: 1st periodic penalty payment: 300 euros – 2nd periodic penalty payment: 700 euros – 3rd periodic penalty payment: 1,000 euros – Compensation for the cost of enforcement: € 1 / m² with a minimum cost of 1,225.58 euros / plot.

c) **Presentation of the current situation Mailboxes, solutions to be adopted.**

Then, we enter into item 7.c of the agenda, where Mr. Jordi Sals lto the current situation of the mailboxes, located at the entrance of the urbanization, which were delivered in their day to the owners who requested a mailbox, which is why, at present, you can not have the mailboxes that were delivered in their day, despite being aware of the demand of some owners to be able to have mailboxes in the same area.

Once the situation is exposed, the need to have a new mailbox module is debated among the attendees, as none of the mailboxes that are currently located in the entrance of the urbanization can be used, noting that in case of opting for the acquisition of a new module, the entity would assign the use to the owners who made the request for use and that in no case will it imply the assignment in ownership of the mailbox, which will always be owned by the Entity, so that in this way, in case an owner sells his farm, the mailbox can be used by another owner.

Given the above, it is proposed that in order to assess the acquisition of a new mailbox module, different budgets should be requested, to assess the cost of installing a maximum of 50 mailboxes, in the same way that a minimum of 15 requests must be made to acquire the module of 50 mailboxes, pointing out that the cost that must be assumed by the owners who make the request to be able to obtain the use of the mailboxes, will correspond to the acquisition cost of the module that will be divided by the number of mailboxes that the module has, assuming the

entity of its own funds the initial purchase of the module, proposals that are accepted by the unanimity of the attendees.

8.- Requests and questions.

Next, we enter the turn of Requests and questions, where the following requests and questions are exposed;

- **Claim Mr. Chavarría.-** It is exposed by Mr. Chavarría, owner of plot No. 39, that currently and for several years, the trees located in front of the wall of his farm, are affecting the stability of the same wall, pressed with its roots and causing different cracks in the wall of his plot, which is why he has made various claims to the entity, in order to carry out the necessary actions so that the trees stop affecting his wall, in the same way that he has demanded that the damages that have been caused to him in the same wall be corrected, stating that no one has paid any attention to his claims, showing his discomfort with this situation, demanding an immediate solution.

Next, Mr. President takes the floor, stating that steps have been made with the insurance of the Entity, in order to assess the responsibility of the same in the damages that are claimed, in the same way that he has had direct contact with Mr. Chavarría to deal with this issue, exposing in his day that in order to assess the possible responsibility of the entity of the damages presented by the wall Mr. Chavarría, would track the trees that border his wall, as well as the roots, due to the fact that it cannot currently be determined that the damage originates in the trees, as there are trees and roots inside his plot.

Given the above, the entity undertakes to continue monitoring the situation, assess with the insurance company of the Entity the evolution of the claim, in order to obtain a solution to the situation raised.

- **Problematic occupations.** - Different owners express their concern in relation to the problem of illegal occupations that are affected in different farms of the Urbanization and that generate problems of coexistence and security among the neighbors. In relation to illegal occupations it is stated that it is necessary to communicate the situation of occupation as soon as possible to the Local Police or MMEE, so that they can evict the occupants, before they end up installing themselves in the house, therefore it is very important to be able to act at the initial moment that is intended to carry out an illegal occupation, as it is essential to demonstrate that the occupants will not have their personal effects in the farms they intend to occupy, otherwise the situation can be extended in time, when moving from the criminal field of action, to the civil sphere, an extreme that delays in time the power to evict the occupied housing.

- **Fiber optic and public lighting C / Rubén Darío.-** It is exposed by the attending owners of the final part of the C / Rubén Darío that currently in its area there is no public lighting, ni tampoco there is a network to be able to connect to the optical fiber, which is why they request that the installation of public lighting can be managed in that area of Rubén Darío street, in the same way that they request that the installation of fiber optics in the same area can be managed.

In relation to the problem exposed, it is stated that the installation of fiber in the urbanization has been carried out by the company Fitel Network, which has its headquarters in Lloret de Mar, which is why the owners who are interested in contracting their services can contact directly with the company indicated, having made the installation of fiber in the urbanization.

In relation to public lighting, the City Council of Lloret will be requested to install the corresponding light points, as this service has been transferred to the same administration.

Signaling C / Osona.- It is requested that it would be necessary to replace the current existing signage in c / Osona, by a normative sign, understanding that the one that is currently located does not comply with current regulations. Likewise, the need to indicate correctly is exposed, painting on the road the single direction sign.

- **Wild Boars Problem.-** It is exposed that currently and for years there is an overpopulation of wild boars in the area, which cause significant damage to private spaces and common areas, which is why the need to carry out some type of action in this regard is exposed With the responsible administrations, requesting that raids be

authorized to eliminate the overpopulation of wild boars that currently exists.

- **Improvements services Urbanization.-** Some co-owners expose the need to assess the improvement of the services of the urbanization and to be able to present in the next assembly that a plan to improve the services available to the urbanization is convened, so that the assembly can assess if the entity decides to make the improvement of them. Any co-owner may write to MRS their proposal(s) until 31/05/2023

And having nothing more to deal with, the meeting is adjourned at 2:00 p.m. from the place and date indicated at the beginning.

SECRETARY

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PRESIDENT



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