

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

COPY OF THE MINUTES OF THE ORDINARY GENERAL
ASSEMBLY OF AUGUST 5, 2023

Present:

Propietario	Propiedad	Cuota Copr. %	Cargo en la Junta
MONTERO REINA, DOMINGO	3	1,00000	
GREGORIO RODRIGUEZ VALLE	6	1,00000	
GRACIA LACASA, ANGEL	9	1,00000	
ACHON MASANA, EDUARD	21	1,00000	
CHRISTIAN GILLES PAUL LOUBATIERE	59	1,00000	
WAUTERS BENOIT FLORENT J	60	1,00000	
ALEJANDRO CARRERAS RECASENS	65	1,00000	
MARIA ANGELES ANTOLIN PEREZ	79	1,00000	
EVA VIDAL GONZALEZ	84	1,00000	
MORCILLO GARCIA, ANTONIO	91	1,00000	
DACASA LAGO, JESUS	155	1,00000	
FEDERICO GAUDINO	173	1,00000	
LOPEZ ARIAS, MARIA ISABEL	175	1,00000	
MATEOS CASADO, ANTONINA	179	1,00000	
MARIA ANGELES ANTOLIN PEREZ	208	1,00000	
ACHON MASANA, EDUARD	21B	1,00000	
CARLOS MEDEL CAÑAS	220	1,00000	
CONSUELO MUÑOZ ROS	310	1,00000	
MATEOS CASADO, ANTONINA	321	1,00000	
JEAN MARC HENRI BRISSET	323	1,00000	
ACHON MASANA, EDUARD	327	1,00000	
GOMEZ RODRIGUEZ, ISABEL	328	1,00000	
ERIC PIERRE BLANCHET	351	1,00000	
FISCHER, MANUELA	363	1,00000	
FISCHER, MANUELA	365	1,00000	
ALONSO FERNANDEZ, LAUDELINO	371	1,00000	
ROCAVERT LECINA, JORDI	447	1,00000	
VAN BEEK, ELVIRA	450	1,00000	
PEREZ HERRERO, JORDI RAFAEL	607	1,00000	
ISMAEL LEON SEDANO	639	1,00000	
ISMAEL LEON SEDANO	640	1,00000	
ALSINA MIQUEL, CLAUDIO	642	1,00000	
MORENO MARTINEZ, MIGUEL	652	1,00000	
INES ARROYO GODOY	658	1,00000	

Represented:

Propietario	Propiedad	Cuota Copr. %	Representado por
INOCENCIA VICENTE BELLOQUE	28	1,00000	MORENO MARTINEZ, MIGUEL
INOCENCIA VICENTE BELLOQUE	31	1,00000	MORENO MARTINEZ, MIGUEL
ANA MARIA GAMISANS BOSCH	32	1,00000	MORENO MARTINEZ, MIGUEL
TRONQUET, PIERRICK MARIE	52	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	54	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	71	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	72	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	73	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	74	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	75	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	76	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	77	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	78	1,00000	MORENO MARTINEZ, MIGUEL
TORRES SIERRA, JOSE Mª	113	1,00000	MORENO MARTINEZ, MIGUEL
HOURNARETTE, PIERRE D.A.	128	1,00000	MORENO MARTINEZ, MIGUEL
HOURNARETTE, PIERRE D.A.	130	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	141	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	142	1,00000	MORENO MARTINEZ, MIGUEL
JUST FRANCO ARIAS	144	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	157	1,00000	MORENO MARTINEZ, MIGUEL
LOPEZ ROYO, FRANCISCO	162	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	163	1,00000	MORENO MARTINEZ, MIGUEL
FERNANDO CORTES MORLANS	201	1,00000	MORENO MARTINEZ, MIGUEL
CUSTO PUIG, Mª TERESA	227	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	243	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	245	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	246	1,00000	MORENO MARTINEZ, MIGUEL
AL KHALILI, FISAS	247	1,00000	MORENO MARTINEZ, MIGUEL

RUBIRA TRUJILLO, MANUEL	253	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	254	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	255	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	256	1,00000	MORENO MARTINEZ, MIGUEL
LINDE, STEVE	259	1,00000	MORENO MARTINEZ, MIGUEL
AL KHALILI, FISAS	262	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	285	1,00000	MORENO MARTINEZ, MIGUEL
ANA MARIA GAMISANS BOSCH	32B	1,00000	MORENO MARTINEZ, MIGUEL
GARCIA RUIZ, ANGELES	332	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	356	1,00000	MORENO MARTINEZ, MIGUEL
DIEGO MARTIN DELIMA	381	1,00000	MORENO MARTINEZ, MIGUEL
JOAN PESAFERRER CASACUBERTA	411	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	413	1,00000	MORENO MARTINEZ, MIGUEL
PABON CASTILLERO, MANUEL	461	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	468	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	472	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	488	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	522	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	533	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
BARRIGA MARTINEZ, RAFAEL	633	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	641	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	644	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	647	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	650	1,00000	MORENO MARTINEZ, MIGUEL
GALINDO SANTAREN, M. CARMEN	656	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	102A	1,00000	MORENO MARTINEZ, MIGUEL
RUBIRA TRUJILLO, MANUEL	102B	1,00000	MORENO MARTINEZ, MIGUEL
PASSARELL FONTAN, CARLOS	302A	1,00000	MORENO MARTINEZ, MIGUEL
PASSARELL FONTAN, CARLOS	302B	1,00000	MORENO MARTINEZ, MIGUEL
JOAN PESAFERRER CASACUBERTA	303A	1,00000	MORENO MARTINEZ, MIGUEL
JOAN PESAFERRER CASACUBERTA	303B	1,00000	MORENO MARTINEZ, MIGUEL
GARCIA RUIZ, ANGELES	332B	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	ZCIAL	1,00000	MORENO MARTINEZ, MIGUEL

In Lloret de Mar on the fifth 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 07/08/2022 until 30/06/2023.**
- 2.- Economic report for the financial year 01/07/2022 to 30/06/2023. 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 01/07/2022 to 30/6/2023.**
- 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 30/06/2023, 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 01/07/2023 to 30/06/2024, and how to attend to it.**

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

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

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

c) Proposals to improve asphalt Streets Urbanization and how to attend to said works:

c1) Paving Urbanization Streets. Phased Execution.

c2) Asphalt patching streets.

d) Proposed purchase of a new or semi-new Dumper or maintenance vehicle.

e) Proposal to clean the equipment area, on Calle Osona (in front of the bar)

f) Census update of the Built-up plots of the Urbanization.

g) Exposure situation Dog Defecations, solutions to adopt.

7.- Requests and questions.

1.- Formation of the list of present and represented. Presentation by Mr. President. Mr. Miquel Moreno, of the actions and actions undertaken since the General Meeting held on 07/08/2022 until 30/06/2023.

Mr. Moreno, on behalf of the Governing Board and on his own behalf, thanks the owners for their assistance, especially for being a vacation time of rest and enjoyment with the family.

He reports the sad deaths of Mrs. M^a Pilar Hernández, member of the Board, and Mr. Ramón Sarri, who was President and member of several Boards, since the ECU was established. Both M^a Pilar and Ramón, in addition to being friends of many of us, were excellent people. A minute of silence is held in memory of M^a Pilar and Ramón, who R.I.P.

The President appreciates the quality management carried out by the MRS team, administrator of the Entity, represented in this event by Messrs. Jordi Sais, Joan Josep Gil and Rafael Ripalta, who in turn is also secretary of the Entity. .

Likewise, he recognizes Mr. Jordi Orobitg, ECU lawyer, for his invaluable and professional collaboration that keeps the sometimes excesses of the City Council at bay.

And of course thanks to the members of the Governing Board, present here, for their selfless support and work for and benefit of the Entity, Messrs. Eduard Achón, treasurer; and the members Manel Rubira, Federico Gaudino and Antonio Mejías.

Today we have an important incorporation into the Governing Board, as a representative of the City Council. I want to welcome Mr. Jordi Martínez. 1st. Deputy Mayor and Councilor of the Area of Territory and Sustainability and Area of Security, Mobility and Public Roads. A few days ago we had a meeting at the Town Hall and on Wednesday of this week he came to Lloret Blau. Mr. Martínez was able to check in situ the fronts that we have open in Lloret Blau.

These are his words, and his commitment, that he addressed to the attendees and that he sent by WhatsApp to Mr. Miguel Moreno in order to record them in writing and to be included in these minutes:

I thank the attendees and its President for the possibility of being able to be at the neighborhood meeting. To inform you that with the President we have held a meeting at the town hall where we have discussed different topics such as: electric cable theft (placing zip ties to prevent it). Make a lighting review plan. Perimeter strips and cleaning of plots (response and action by the Regional Council). Problems of continuous breaks in the water network, Aqualia fix in 3 phases and always having to go after the concessionaire.

The agreement for the access road with Mr. Passarell that requests cleaning of the area

according to said agreement.

Issue of waste and plant remains: find some way to collaborate to solve incivility.

In addition, last Wednesday, August 2, we carried out an on-site visit throughout the urbanization to see exactly all the topics previously discussed. Little by little we will update and work to collaborate with all of you.

We will maintain a fluid relationship with your President so that we can be informed first-hand and manage incidents as soon as possible.

Thank you very much Mr. Jordi Martínez, for his words and commitment to the ECU of Lloret Blau

Next, Mr. Moreno states that the agenda will be followed as specified. Any doubt or question that may arise, we would appreciate it if you could explain it in point 8 of "Requests and Questions", in order not to deviate from the established script, avoiding mixing chapters.

Without further ado, the President begins the commented presentation of the items on the agenda:

SEMI ROTOURLAND AND RAMP – It is a private property area, not public. The property signed an agreement with the City Council according to which it gave way to pedestrians and vehicles and in return the City Council was responsible for keeping the landscaping clean and maintained, the roads in perfect condition and clearing the undergrowth that allows visibility for drivers at the access. to C-63.

Several residents have claimed the need for the surrounding streetlights to be connected to the public lighting of Lloret Blau. The property would give its consent, once the City Council includes in the contracts of the subcontractors the obligation to maintain the area: gardening, roads and garbage.

DARK STREETS – The City Council's negligence in maintaining the public lighting network has caused the flanges that anchor the electrical wiring to the steel cable that goes from post to post, to have been breaking, due to inclement weather, leaving the electrical wiring unhooked, leaving them at the mercy of criminals.

On February 23, the electric cable for public lighting was stolen, leaving long stretches of seven streets in the urbanization in darkness. The slowness of the City Council's maintenance services has left dozens of affected residents plunged into complete darkness and worried about the greater citizen insecurity that this incident generates. Seven months later there is still some section pending repair.

SECURITY – Meetings have been held with the police forces and as a result the Mossos d'Esquadra & Local Police are carrying out joint actions: visual walking control; ARRO surveillance (protection of people and property) at entrances and exits. Squatted homes have been recovered. Illegal electrical hookups have been eliminated. Plantations have been eliminated. They have committed to continuity surveillance.

AQUALIA – Eternal problem due to the precariousness of the drinking water network. Every day there are Aqualia interventions repairing blowouts and on countless occasions in the same place where they have previously done other repairs.

The lack of professionalism of the Aqualia team forces the Entity to send them continuous complaints urging them to repair the asphalt with the necessary quality and to ensure that it is homogeneous both in terms of the asphalt of the public road and the color of the existing asphalt.

Complaint after complaint, which is of no use. The patches are visible to all. The image of public roads is sad, due to the numerous defective and low-quality repairs carried out by Aqualia.

The Entity has suggested to the City Council that it require Aqualia to completely replace the network: daily repairs and the cutting off of the drinking water supply to homes would be avoided.

CLEANING PLOTS – REGIONAL COUNCIL - The Regional Council is contacting all owners of plots that have excessive undergrowth and dirt. Initially there are 216 plots that present danger in the event of fire.

It is worth remembering again that the Regional Council will initiate disciplinary proceedings 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 compulsory execution: €1/m² with a minimum cost of €1,225.58/plot.

The ECU asked the Regional Council for information on how this matter has evolved and the response it sent us is: open non-compliance, 97 plots (44.9%); 16 plots (7.4%) attached to the regional forest fire prevention service (SCPIF); and 103 plots (47.7%) comply in autumn.

CLEANING MARGINS OF THE OLD LLORET-VIDRERES ROAD – This road, official access to Lloret Blau, is owned by the City Council. In December 2022 they cleaned the margins. Presumably, in the last quarter of this year they will do so again on their own initiative. Otherwise, the Entity will file a case requesting that it be done because we know perfectly well the danger of that road when visibility is not good, given the significant number of curves it has.

REDUCTION BANDS AND HORIZONTAL SIGNALING – On a biennial basis, the speed reduction bands and horizontal signaling are painted.

Saving the COVID19 stage, which were not painted for obvious reasons, they were painted in December 2022

INORGANIC REMAINS IN THE GARBAGE CONTAINERS AND NEXT TO THEM – The incivility of some co-owners continues to rise and their behavior is one of absolute contempt towards others.

There are neighbors who make a tunic out of their cloak and forget that there are common areas, which belong to everyone. The plant remains, in large quantities, continue to be deposited inside the containers and outside them without bagging. Likewise, some take the situation to the extreme of leaving remains of the work.

The question is very simple: taking into account that these deposits are made in violation of the regulations and the remains are necessarily transported in vehicles, why are they not taken to the places authorized by the City Council for that purpose? Why don't they bag the vegetables and leave them "packaged" next to the containers?

The garbage truck does not take anything that is not regulated.

In July, a neighbor coincided with one of the disrespectful people and recorded him with her smartphone, which made it possible for the appropriate complaint to be filed with the Local Police, who acted immediately by imposing the relevant fine and demanding the immediate removal of the remains of the work that had been done. deposited; what happened in a flash.

ROAD-RAMP MIRROR – At the request of an owner, the Entity managed the installation of a mirror sign that the City Council placed on the road, with the ramp. It has been a success because it has given visibility to a complicated point for drivers due to low visibility due to the confluence of three traffic points.

PLAZA OSONA CURB DAMAGES – Someone, presumably injured, rammed a section of curbs in Osona Plaza, knocking them down. He said nothing. Demba has fixed it.

MAILBOXES – NEW MODULE – By assembly agreement, in 2022 the installation of a new module of 50 mailboxes was authorized. The cost was 4,654 euros. The amount will be recovered as they are awarded. Four have been assigned and 46 remain available to co-owners who need it, with housing built.

The Entity will be grateful if this availability is disseminated among everyone in order to recover the investment as soon as possible.

WHATSAPP – In order to streamline the contact of the co-owners with MRS, in order to notify of any incident, the WhatsApp number +34 621 22 72 15 has been enabled. That number will not be able to receive calls.

It is exclusively to report common incidents: drinking water leaks; Street lighting; septic tank emissions on public roads; vegetables and remains of works in the garbage containers or in their area... It is necessary to send photos of the incident.

It is essential to record the number in the phonebook and send a WhatsApp with a text similar to: "Hello. My name is _____, owner of plot number _____. "I want you to include me in the Entity's WhatsApp list." Any WhatsApp that has not been registered on the list will not be attended to.

2.- Economic report for the financial year 01/07/2022 to 30/06/2023. 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 01.07.22 to 30.06. 23, 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				
6220101	GASTOS GENERALES	3.499,34	6.000,00	-2.500,66
6220102	CONSERVACIÓN Y MANTENIMIENTO	10.838,08	6.000,00	4.838,08
6220103	MEDIDAS PREVENCIÓN DE INCENDIOS		5.000,00	-5.000,00
6220104	OBRAS DE CONSERVACIÓN Y MEJORA		5.000,00	-5.000,00
6230001	HONORARIOS ADMINISTRACIÓN	13.688,45	13.400,00	288,45
6230002	ASESORIA JURÍDICA	7.965,48	8.000,00	-34,52
6230005	FONDO RESERVA		1.172,00	-1.172,00
6250001	SEGURO RESPONSABILIDAD CIVIL	1.167,62	1.100,00	67,62
6400001	SALARIO PERSONAL Y SEGUROS SOCIALES	23.655,60	23.000,00	655,60
Total por grupo:		60.814,57	68.672,00	7.857,43
Código	Título cuenta	Ingreso Real	Presupuesto	Variación
Grupo 02 - Ingresos				
7000000	INGRESOS POR CUOTAS	68.576,00	68.672,00	96,00
7690000	INTERESES DE DEMORA	1.055,20		-1.055,20
Total por grupo:		69.631,20	68.672,00	
Grupo 03 - Parcelas edificadas				
Resultado ejercicio		8.816,63		

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

- Maintenance personnel + social security contributions (23.655,60 €)
- Legal advice (7.965,48 €)
- Administration fees (13.688,45 €)
- Civil liability insurance (1.167,62 €)

General expenses: mailings of call, minutes, translations, registration notes, rental of the Assembly room, etc. (3.499,34 €)

Conservation and maintenance: various repairs in the urbanization, maintenance and gasoline of the Dumper, various material, signage, etc. (10.838,08 €)

Statement of accounts and balance sheets at the end of the financial year 01.07. 22 to 30.06. 23.

The differential between actual expenditures and the budget that was approved has led to a surplus For the amount of 8.816,63 €, 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 171.558,30 € in the account opened at Caixa Bank and 209.417,93 € in the account of Banc de Sabadell. The unified general reserves set out in last year's balance sheet were 575.068,83 €.

This exercise has been increased totaling 589.653,76 € as it appears in the balance sheets that have been delivered to them.

Next, the owners are proposed to approve the accounts corresponding to the 2022/2023 financial year, approving the accounts for the 2022/2023 financial year, as well as assuming how to take the surplus obtained to the Entity's Reserve Fund, a proposal that is approved by the majority of attendees, with 50 owners voting in favor, representing 106 votes, and 2 owners against, representing 2 votes. Consequently, the accounts corresponding to the financial year 07/01/2022 to 06/30/2023 are approved by majority.

3.- Report statement of accounts and balance sheets at the closing date of the financial year 01/07/2022 to 30/6/2023.

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 01.07.22 to 30.06.23 and the balance sheets for consideration by the assembly, being approved unanimously as follows:

		Ejercicio 2022/2023	
BALANCE CONTABLE		ACTIVO	PASIVO
Reservas generales			575.068,83
Resultados del ejercicio			8.816,63
Pendiente de recuperar prov. procurador demandas cuotas		4.592,41	
Saldos proveedores e industriales			397,60
Ejecutiva Ajuntament de Lloret cobros pendientes ingreso			4.076,81
Remuneraciones pendientes de pago			251,36
Retenciones I.R.P.F. Profesionales (liquidación 20/07/2023)			437,98
Organismos Seguridad Social Acreedor			604,55
Saldo final en B. Sabadell (n/favor)		209.417,93	
Saldo final en Caixabank (n/favor)		171.558,30	
SALDO PROPIETARIOS			
	* Deudores	206.204,28	
	* Acreedores	-2.119,16	
		589.653,76	589.653,76

OPERATING ACCOUNT 2022-2023

CUENTA DE PERDIDAS Y GANANCIAS	Ej. 2022/2023
1. Importe neto de la cifra de negocios	68.576,00
705 Ingresos por facturaciones	68.576,00
6. Gastos de personal	-23.655,60
64 GASTOS DE PERSONAL	-23.655,60
7. Otros gastos de explotación	-37.158,97
62 SERVICIOS EXTERIORES	-37.158,97
GASTOS GENERALES	-3.499,34
CONSERVACION Y MANTENIMIENTO	-10.838,08
MEDIDAS DE PREVENCION DE INCENDIOS	
OBRAS DE CONSERVACION Y MEJORA	
HONORARIOS ADMINISTRACION	-13.688,45
ASESORIA JURIDICA	-7.965,48
SEGURO RESPONSABILIDAD CIVIL	-1.167,62
A) RESULTADO DE EXPLOTACIÓN	7.761,43
13. Intereses de demora	1.055,20
RESULTADO FINANCIERO	
RESULTADO DEL EJERCICIO	8.816,63

Next, it is proposed to the owners the approval of the balance sheet and accounts corresponding to the year 2022/2023, 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 01/07/2022 to 30/06/2023 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 01/07/2022 to 30/06/2023, processing of collection of the outstanding balances through executive collection of the City council of Lloret de Mar.

In the 2022-2023 financial year, €25,786 were returned (37.5% of the issued quotas), vs. €27,149 for the 2021-2022 financial year (39.5% of the contributions). In 2020-2021, unpaid debts reached 39.7% of the installments that were issued. The trend in 2022-2023 has been almost 2% fewer defaults, in the fiscal year, compared to the previous two.

The collection of unpaid debts in 2022-2023 has reached €12,548 compared to €12,628 in the 2021-2022 financial year.

The accumulated balance of debtors, at the end of 2022-2023, reaches €206,670, an increase of 6.7% compared to the accumulated balance for 2021-2022, which was €191,903.

Of the 100% of fees issued since 1996, 91% have been collected. The balance pending collection, at the end of 2022-2023, is €206,670 (9%).

The composition of the 2023 default portfolio is as follows:

- Loans that are difficult to recover: €43,933 (21.3%)
- Amounts in judicial situation: €18,725 (9.1%)
- Total executive: €111,801 (54.1%)
- Archived files: €1,135 (0.5%)
- Total balances: €31,076 (15.0%)

Of the €206,670 of accumulated unpaid debts, €111,801 (54.1%) are in execution. Managing in judicial, 62,658 (30.4%). That is, MRS has previously made all possible arrangements with the defaulting owners and now it is the administration, executive and judicial, who must get the defaulters to pay, which are listed below;

Parcelas	TOTAL EJECUTIVA	Saldo 22/23	TOTAL SALDOS	Total Pendiente
0	203,20	134,40	134,40	337,60
4	2.664,35	84,00	84,00	2.748,35
6	0,00	69,02	69,02	69,02
12	134,40	134,40	134,40	268,80
14	0,00	134,40	134,40	134,40
19	129,84	135,08	135,08	264,92
20	491,02	141,67	141,67	632,69
23	403,20	134,40	134,40	537,60
26	403,20	134,40	134,40	537,60
28	0,00	44,48	44,48	44,48
31	0,00	67,20	67,20	67,20
33	211,63	84,00	84,00	295,63
34	0,00	67,20	67,20	67,20
40	2.505,06	134,40	134,40	2.639,46
41	1.291,35	84,00	84,00	1.375,35
42	1.315,35	84,00	84,00	1.399,35
43	739,45	84,00	84,00	1.382,11
45	1.143,53	134,40	134,40	1.951,51
46	403,20	134,40	134,40	537,60
48	1.028,83	84,00	84,00	1.112,83
49	403,20	134,40	134,40	537,60
50	134,40	134,40	134,40	268,80
55	0,00	141,18	141,18	141,18
56	0,00	134,40	134,40	134,40
61	67,20		0,00	67,20
64	675,84	134,40	134,40	810,24
68	262,40	67,20	67,20	329,60
69	268,80	134,40	134,40	403,20
80	1.142,15	134,40	134,40	2.153,85
90	134,40	134,40	134,40	268,80
95	866,36	134,40	134,40	1.112,33
97	401,76	134,40	134,40	536,16
99	547,50	134,40	134,40	681,90
105	252,00	84,00	84,00	336,00
106	84,00	84,00	84,00	168,00
107	84,00	84,00	84,00	168,00
108	84,00	84,00	84,00	168,00
109	57,60		134,40	192,00
110	84,00	84,00	84,00	168,00
111	84,00	84,00	84,00	168,00

112	413,64		0,00	413,64
114	0,00	134,40	134,40	134,40
115	16,00	84,00	84,00	100,00
116	71,12		134,40	205,52
117	69,68		0,00	69,68
129	272,44	134,40	134,40	406,84
132	210,86	141,18	141,18	352,04
133	422,40	84,00	84,00	506,40
137	1.141,65	134,40	134,40	1.276,05
139	603,85	134,40	134,40	738,25
145	670,72	134,40	134,40	805,12
147	71,49		0,00	71,49
149	1.345,97	134,40	134,40	1.480,37
156	786,88	84,00	84,00	870,88
158	682,46	84,00	84,00	766,46
165	0,00	125,12	125,12	125,12
166	0,00	84,00	84,00	84,00
167	139,35	69,68	69,68	209,03
170	10,40		0,00	10,40
173	0,00	134,40	134,40	134,40
181	67,20		0,00	67,20
182	827,82	141,18	141,18	969,00
183	866,12	134,40	134,40	1.000,52
184	1.323,46	141,17	141,17	1.464,63
188	898,66	134,40	134,40	1.033,06
189	403,20	134,40	268,80	672,00
191	84,00	84,00	84,00	168,00
192	297,08	134,40	268,80	565,88
196	252,00	84,00	168,00	420,00
199	212,91		0,00	1.219,67
200	0,00	134,40	134,40	134,40
202	134,40	134,40	134,40	268,80
205	403,20	134,40	268,80	672,00
206	280,54	141,17	141,17	421,71
208	12,80		0,00	12,80
209	134,40	134,40	134,40	268,80
210	0,00	69,02	69,02	69,02
212	196,80	134,40	134,40	331,20
213	44,15	44,48	44,48	88,63
215	69,35	67,20	67,20	136,55
218	403,20	134,40	134,40	537,60
219	134,40	67,20	67,20	201,60
231	424,98	134,40	134,40	559,38

235	134,40	67,20	67,20	201,60
239	675,84	134,40	134,40	810,24
241	537,60	134,40	134,40	672,00
242	537,60	52,77	52,77	590,37
248	0,00	84,00	84,00	84,00
259	84,00		0,00	84,00
263	338,40	84,00	168,00	506,40
264	134,40	134,40	134,40	268,80
268	252,00	84,00	84,00	336,00
269	139,85	139,85	139,85	279,70
270	675,84	134,40	134,40	810,24
273	0,00	43,82	43,82	43,82
276	1.046,01	84,00	84,00	1.691,88
279	84,00	84,00	84,00	168,00
280	675,84	134,40	134,40	810,24
283	0,00	42,00	42,00	42,00
284	0,00	42,00	42,00	42,00
286	84,49	84,00	124,00	208,49
287	134,90	134,40	198,40	333,30
289	84,49	84,00	124,00	208,49
294	138,24	62,08	62,08	200,32
298	403,20	134,40	134,40	537,60
304	675,84	134,40	134,40	810,24
305	829,10	134,40	134,40	963,50
307	1.141,34	134,40	134,40	2.340,15
308	678,94	84,00	84,00	1.253,86
309	1.091,23	134,40	134,40	1.225,63
313	0,00	141,18	141,18	141,18
315	268,80	134,40	134,40	403,20
316	268,80	134,40	134,40	403,20
317	168,00	84,00	84,00	252,00
318	168,00	84,00	84,00	252,00
319	268,80	134,40	134,40	403,20
320	268,80	134,40	134,40	403,20
322	772,83	84,00	84,00	856,83
324	1.091,33	134,40	134,40	1.225,73
326	0,00	71,49	71,49	71,49
331	0,00	71,50	71,50	71,50
335	139,36	71,50	118,46	257,82
339	812,19	134,40	134,40	946,59
340	140,80	134,40	134,40	275,20
341	957,63	134,40	134,40	1.444,10
342	42,00		0,00	42,00

343	67,20		0,00	67,20
345	67,20		0,00	67,20
347	209,42	141,18	141,18	350,60
348	0,00	67,20	67,20	67,20
349	139,36		0,00	139,36
352	469,49	134,40	134,40	603,89
363	84,00	86,48	86,48	170,48
365	134,40	134,40	134,40	268,80
367	422,40	84,00	84,00	506,40
368	134,90	134,40	200,88	335,78
376	1.143,63	134,40	134,40	2.159,94
380	201,60	134,40	134,40	336,00
384	1.120,15	84,00	84,00	1.204,15
385	1.007,52	84,00	84,00	1.519,12
386	977,02	84,00	84,00	1.061,02
387	69,68		132,96	202,64
389	1.353,04	134,40	134,40	1.487,44
390	134,40	134,40	134,40	268,80
392	252,00	84,00	84,00	336,00
393	403,20	134,40	134,40	537,60
400	0,00	0,34	0,34	0,34
404	737,11	84,00	84,00	1.536,97
405	682,48	84,00	84,00	1.307,56
406	67,65		0,00	67,65
411	67,65		0,00	67,65
414	1.142,86	134,40	134,40	2.404,56
416	1.955,95		0,00	1.955,95
427	675,84		0,00	675,84
429	675,84	134,40	134,40	810,24
431	675,84	134,40	134,40	810,24
434	201,60	134,40	268,80	470,40
441	537,60	134,40	134,40	672,00
442	0,00	42,00	42,00	42,00
443	0,00	42,00	42,00	42,00
444	0,00	42,00	42,00	42,00
445	0,00	42,00	42,00	42,00
446		8,82	8,82	379,45
448	283,92		0,00	283,92
449	0,00	141,17	141,17	141,17
453	0,00		134,40	134,40
455	67,20	134,40	134,40	201,60
460	141,17	141,17	141,17	282,34
469	422,40	84,00	84,00	506,40

470	0,00	84,00	84,00	84,00
474	674,96	134,40	134,40	809,36
476	0,00	84,00	84,00	84,00
479	84,00	84,00	84,00	168,00
482	0,00		7,97	7,97
483	252,00	84,00	84,00	336,00
484	252,00	84,00	84,00	336,00
485	84,00	84,00	84,00	168,00
486	0,00	84,00	84,00	84,00
490	1.004,44	134,40	268,80	1.273,24
491	1.006,13	134,40	268,80	1.274,93
492	1.142,24	134,40	134,40	1.276,64
493	268,80	134,40	268,80	537,60
494	0,00	0,72	0,72	0,72
495	168,00	84,00	84,00	252,00
496	268,80	134,40	204,08	472,88
498	0,00	141,18	141,18	141,18
513	252,00	84,00	84,00	336,00
516	403,20	134,40	134,40	537,60
521	84,00	78,00	78,00	162,00
526	0,40	42,00	42,00	42,40
540	1.933,50	134,40	134,40	2.067,90
541	98,40		84,00	182,40
542	338,40	84,00	168,00	506,40
543	338,40	84,00	168,00	506,40
544	537,60	134,40	134,40	672,00
610	268,80	134,40	134,40	403,20
621	84,00	84,00	84,00	168,00
624	0,00	84,00	84,00	84,00
625	141,18	141,18	141,18	282,36
626	88,00	84,00	84,00	172,00
627	0,00	84,00	84,00	84,00
629	0,00	32,00	32,00	32,00
631	961,44	134,40	268,80	2.183,49
634	1.436,76	84,00	84,00	1.520,76
640	84,00	84,00	84,00	168,00
643	0,00	84,00	84,00	84,00
645	0,00	84,00	84,00	84,00
646	0,00	84,00	84,00	84,00
649	84,00	84,00	84,00	168,00
651	0,00	84,00	84,00	84,00
653	134,40	134,40	134,40	268,80
655	209,36	134,40	134,40	343,76

656	0,00	40,40	174,80	174,80
658	0,00	134,40	134,40	134,40
659	1.647,95	84,00	84,00	1.731,95
662	1.450,83	84,00	84,00	1.534,83
663	403,20	134,40	134,40	537,60
664	1.611,42	84,00	84,00	1.990,76
666	403,20	134,40	134,40	537,60
667	134,40	134,40	134,40	268,80
668	470,40	134,40	134,40	604,80
669	650,78	84,00	84,00	1.740,78
670	470,40	134,40	134,40	604,80
671	134,40	134,40	134,40	268,80
672	470,40	134,40	134,40	604,80
674	70,00	134,40	134,40	572,91
676	0,00	84,00	84,00	84,00
677	0,00	134,40	134,40	134,40
678	0,00	69,68	69,68	69,68
679	6,40	134,40	134,40	140,80
680	1.965,26	134,40	134,40	2.099,66
682	252,00	84,00	84,00	369,51
683	168,00	84,00	84,00	252,00
684	686,94	84,00	84,00	1.269,05
685	0,00	84,00	84,00	84,00
103B	428,80	84,00	84,00	512,80
106B	172,96	84,00	84,00	256,96
116B	541,44	134,40	268,80	810,24
202B	84,00	84,00	84,00	168,00
300A	109,28	84,00	84,00	193,28
300B	126,00	84,00	84,00	210,00
300C	201,60	134,40	134,40	336,00
300D	126,00	84,00	84,00	210,00
303A	67,65		0,00	67,65
303B	67,66		0,00	67,66
322B	949,56	134,40	268,80	1.218,36
382B	893,02	84,00	168,00	1.061,02
383A	876,94	84,00	84,00	960,94
LLOB	17.246,75	2.436,00	4.872,00	22.118,75
432A	135,26		0,00	135,26
432B	135,26		0,00	135,26
450B	18,00		0,00	18,00
99-EX	0,00		0,00	639,44
104-EX	0,00		0,00	470,17
105-EX	0,00		0,00	577,57

190-EX	0,00		0,00	1.006,33
344-EX	0,00		0,00	101,72
368-EX	0,00		0,00	456,15
414-EX	0,00		0,00	260,12
419-EX	0,00		0,00	291,09
426-EX	0,00		0,00	504,26
434-EX	0,00		0,00	111,89
441-EX	0,00		0,00	96,56
620-EX	0,00		0,00	415,54
631-EX	0,00		0,00	293,24
636-EX	0,00		0,00	739,40
638-EX	0,00		0,00	442,18
432A-EX	0,00		0,00	278,45
432B-EX	0,00		0,00	259,98
483-EX	170,40		0,00	170,40
TOTALES	111.801,18	25.786,14	31.075,79	162.737,30

The lawyer of the Conservation Entity, Mr. Jordi Orobitg, explains the general lines of the situation in which the different disputes filed against co-owners of the ECU are found, due to their debts to the Entity, and that at the time were the subject of a judicial claim.

As already explained in previous assemblies, it was agreed to create a specific item of credits that are difficult to recover, made up of those debts that, due to certain circumstances, were considered difficult to collect. More specifically, co-owners in a bankruptcy situation, which prevents execution on their assets, at the expense of the resolution of the bankruptcy. Real estate developers or large holders of plots who have arranged mortgage loans, which are preferential charges in the Property Registry in the event of any seizure noted by the ECU and from which there can hardly be a surplus to cover the amounts subject to seizure, as well as situations of lack of identifying elements of the ownership of plots or properties, because at the time NIE (foreign identification number) was not required for the acquisition and registration of properties, but today, it is required for the claim of debts, or the annotation of embargo on properties.

Beyond the real impact on such properties, that is, in the event of a change of ownership, the new owner must be responsible for the current year and the last four annual installments (article 553-4, of the Civil Code of Catalonia), The ECU persists in the different judicial procedures, but it would be an abstraction to consider all such pending credits as effective.

Therefore, it is agreed to create a specific item relating to such outstanding credits, in a situation of difficult effectiveness, segregated from the item relating to the debtor balances of the co-owners.

On behalf of the Secretary-Administrator of the Conservation Entity, Mr. Joan Josep Gil intervenes, explaining that MRS Assessors carries out all the procedures related to the collection of conservation and maintenance fees for the Urbanization in its voluntary period. , this is within the fiscal year, as well as your claim outside said period with the application of the corresponding surcharge for late payment.

In recent months, actions have been carried out to collect the outstanding balance of fees for the 2022-2023 financial year and in the coming weeks, said unpaid conservation and maintenance fees will be transferred to the Lloret de Mar City Council for collection by the executive route. Likewise, the owners are informed that with respect to the conservation and maintenance fees for the current 2022-2023 financial year, over the next few months their claim will be made by sending an email and

certified letters to the respective owners and in the event of non-payment, the remaining procedures will be initiated for 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 referred to the Lloret de Mar City Council and that have its origin in judicial claims that, at the time, and as a result of a change in jurisprudence of the Supreme Court, the civil judicial bodies no longer admit judicial claims arising from claims for conservation and maintenance fees of Conservation Entities, understanding that These are collaborating entities of the Public Administration and, therefore, the claim for their corresponding conservation fees must be executed through enforcement using the channels that the Public Administration itself has available. 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 no unpaid balance remains 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 agrees to empower the governing board to act with the utmost rigor in the actions to be undertaken for the collection of outstanding fees. payment, the only way to achieve the objectives set by the community assemblies. It is also agreed to set September 30, 2023 as the maximum deadline for owners who owe any amount to be up to date with payment, date from which claims will be filed through executive collection, in accordance with the current legislation.

5.- Study, deliberation and approval, where appropriate, of the budget of income and expenses, foreseeable for this year 01/07/2023 to 30/06/2024, 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 50 votes in favor representing 106 votes and 2 votes against representing 2 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	OBRAS 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

FEES FOR THE FINANCIAL YEAR 2023-2024

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 50 votes in favor representing 106 votes and 2 votes against representing 2 votes:

- a) It is agreed that the fee for the financial year 2023-2024 can be paid twice, 50% up to the whole day September 1, 2023 and the remaining 50% before January 1, 2024.
- 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 2023-2024** and subsequent, unless otherwise agreed.

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

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

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 2024.unicipal rate.

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

As stated in the first Agenda Item, in 2020 the City Council signed an agreement with the Regional Council of La Selva, through which it delegates some of the powers to comply with the obligations established in the article. 3.1.b) of Law 5/2003. Through this agreement, the management, so that the owners fulfill their responsibility of cleaning their plot, falls on the Regional Council of La Selva: "The action on the interior plots, not built on, will consist of communicating to the obligated subjects, offering them authorize the Regional Fire Prevention Service to carry out the work on the plots on a subsidiary basis or for the owner to carry it out himself, and to request and initiate the corresponding sanctioning file in cases of non-compliance. ."

Currently, as reported by the Regional Council, said administration is contacting all the owners of the plots that have excessive undergrowth and dirt. Initially there are 216 plots that present danger in the event of fire.

It is worth remembering again that the Regional Council will initiate disciplinary proceedings 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 compulsory execution: €1/m² with a minimum cost of €1,225.58/plot.

The ECU asked the Regional Council for information on how this matter has evolved and the response it sent us is: open non-compliance, 97 plots (44.9%); 16 plots (7.4%) attached to the regional forest fire prevention service (SCPIF); and 103 plots (47.7%) comply in autumn.

c) Proposals to improve asphalt Streets Urbanization and how to attend to said works:

c1) Paving Urbanization Streets. Phased Execution.

It is stated by the President that this item on the agenda has been included due to the request made by two owners that the General Assembly of owners could evaluate the execution of the street paving work by sections of streets, instead of considering flattening the most affected areas, as has been done on previous occasions.

At the request of the owners, the board of directors of the ECU requested different budgets from specialized companies, in order for them to carry out an assessment of the cost of carrying out the asphaltting work on the streets of the Urbanization.

The summary of the work to be done would be as follows:

- Extraction of 30,615 m² of roots.
- Application of 45,923 m² of asphalt pavement.

The budget for the execution of said works would amount to €3,441,427.23.

Once the situation has been explained, the possibility of carrying out the paving of the streets of the Urbanization in phases is debated among those present, with the majority of those attending understanding that it is not possible to consider carrying out this work on the paving of the streets when it has not been executed the sewer network of the urbanization, understanding that the ECU cannot consider the execution of the paving of the streets in a comprehensive manner, without first having evaluated the construction of the sewage network, due to the high cost involved in the execution of the paving of the streets of the urbanization by phases.

Next, once the proposal has been debated and its pros and cons analyzed, it is proposed to carry out the paving work on the streets of the urbanization in phases, a proposal that is not accepted unanimously by those present.

c2) Asphalt patching streets.

Next, the President states that every two years the Governing Board proceeds to review the asphalt of public roads and submits to the assembly the approval of patching those sections that present a risk situation for road

traffic and pedestrians.

Once the appropriate on-site checks have been carried out on the streets of the Urbanization, it has been considered necessary to execute the patching listed below.

- Between root extraction, threshing and replacement, the m² to be treated is €1,913.16

Likewise, it is stated that different budgets have been requested from different companies in the sector, which are presented to the Assembly, ranging between €86,146 and €91,706 (VAT included).

Once the situation has been explained, the need to carry out said patching work on the streets of the Urbanization is discussed among those attending, with some of the attendees understanding that before paving the ECU they must consider executing the Urbanization's sewer network and subsequently act on the paving of the streets, other owners pointed out that the paving of the streets cannot be allowed to degrade, as the ECU has not yet defined the project for the execution of the sewage network.

Immediately afterwards, once the situation has been discussed, it is proposed to authorize the Board of Directors to commission the work of patching the asphalt of the streets of the Urbanization for a maximum amount of €90,000, charged to the ECU Reserve fund, without No type of spill is carried out to face said works, in order to be able to include some unforeseen section, as long as its execution is pertinent.

Once submitted to a vote, the result detailed below is obtained;

- Votes in favor: 9 owners representing 86 votes
- Votes against: 11 owners representing 17 votes
- Abstentions: 3 owners representing 3 votes

Consequently, it is approved by the majority to authorize the Board of Directors to commission the work of patching the asphalt of the streets of the Urbanization for a maximum amount of €90,000, charged to the ECU Reserve fund, without any type of spill to deal with said work.

d) Proposed purchase of a new or semi-new Dumper or maintenance vehicle.

Immediately afterwards, Item 6.d) of the agenda is entered, with the President explaining that the ECU Dumper currently shows very significant wear, due to the years of use that has caused the breakdown of multiple components of the same dumper. Likewise, he states that the cost of the repairs to the Dumper amounts to €8,165.08.

Given this situation, the Board of Directors considered replacing the current Dumper, requesting different budgets for this purpose in order to evaluate the acquisition of a new or second-hand Dumper, but the high cost that the acquisition of a new or second-hand Dumper would entail. a used Dumper, as well as the added problem that in Lloret de Mar there is only one workshop specialized in this type of vehicle, has advised the Board of Directors to propose to the Assembly to replace the current Dumper with a cargo van.

Once the situation has been explained, it is proposed that the ECU acquires a semi-new cargo van, registered in mid-2017, with 125,000 km in good condition, with a passed ITV and with a price of €7,300, plus a name change, understanding that The acquisition cost of this vehicle is lower than the estimated repair cost of the current Dumper.

Next, once the proposal has been debated and the pros and cons of it analyzed, it is unanimously agreed by those present to acquire a semi-new cargo van, registered in mid-2017, with 125,000 km in good condition, with MOT. outdated and with a price of €7,300, plus name change.

e) Proposal to clean the equipment area, on Calle Osona (in front of the bar)

Next, point 6.e) of the Agenda is entered, with the President informed that this point has been included following the request made by an owner of the Urbanization, interested in cleaning up the equipment area located on Osona Street, in front of the bar, for image reasons and despite the fact that that area is not the main entrance to the development.

Given the request made, the Board of Directors has requested different budgets, in order to assess the works that should be carried out, as well as their cost, noting that the budgeted works would be the following; garden arrangement, leveling the land, installing anti-weed tarp, planting 18 bushes, labor. The cost of carrying out said work would amount to €3,200 (VAT included).

Immediately afterwards, once the situation has been discussed, it is proposed to authorize the Board of Directors to commission the work to improve the equipment area of Osona Street for an amount of €3,200 (VAT included) charged to the ECU Reserve Fund. , without any type of spill being made to carry out said work.

Once submitted to a vote, the result detailed below is obtained;

- Votes in favor: 50 owners representing 103 votes
- Votes against: 2 owners representing 3 votes
- Abstentions: 0 owners representing 0 votes

Consequently, it is approved by the majority to authorize the Board of Directors to commission the work to improve the equipment area of Osona Street for an amount of €3,200 (VAT included) charged to the ECU Reserve fund, without No type of spillage is carried out to carry out said work.

f) Census update of the Built-up plots of the Urbanization.

Mr. Gil then explains that as a result of the increase in the issuance of certificates of accounts, it has been detected that there are built plots that do not appear as such in the entity's census, which means that they contribute a lower fee. .

Given the situation exposed, the Board of Directors agreed on the need to update the census, for this reason the territorial department of the Lloret de Mar City Council was requested to provide the list of built plots of the urbanization, a request that was attended to by the City Council itself. , sending to MRS various image files in pdf format, as well as the flight of the urbanization, which is being analyzed to detect the plots that contribute as not built on when in fact they are.

Finally, Mr. Joan Josep Gil explains that the census checks continue and that plots that remain unbuilt have been detected, reminding the owners of their obligation to update their data.

g) Exposure situation Dog Defecations, solutions to adopt

Next, we move on to point 6.g) of the Agenda, with the President explaining that the Board of Directors received a complaint from a neighbor on Rubén Darío Street in the Urbanization, complaining about the large number of defecations that had been detected there. street, requesting that the installation of signs be evaluated indicating the prohibition of animals relieving themselves on public roads, as well as the obligation of owners to pick up after themselves.

Next, the situation raised is discussed, with the majority of attendees understanding that the placement of posters will not prevent this type of uncivil behavior from animal owners, due to the fact that posters have already been installed in the same area and it has not prevented that this type of uncivil behavior is reproduced, pointing out that it would be necessary to carry out awareness campaigns to avoid this type of behavior.

Given the above, it is determined that it is not necessary to install posters reminding us of the prohibition of leaving animal excrement on public roads and that awareness campaigns be carried out to avoid the same.

7.- Requests and questions.

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

Safe Urbanization exit/access lane.- It is stated that currently the exit and access lane to the Urbanization on the C-63 highway is not in good condition, a circumstance for which the need to complain to the corresponding administration is requested. execution of improvements in the access and exit lane of the Urbanization with the C-63 highway, as the asphalt of said sections is in a deplorable state, pointing out that the creation of a safer access lane, such as the one that has been carried out, should be considered. at the entrance to the Los Pinares Urbanization.

Firecrackers Problem.- Different owners express their concern regarding the use of firecrackers during the San Juan festivals in the Urbanization, remembering that the use of firecrackers and setting fires to less than 500 of the wooded areas is totally prohibited.

Improvements in Urbanization services.- Some co-owners express the need to assess the improvement of the services of the urbanization and to be able to present at the next assembly a plan to improve the services available in the urbanization, so that the assembly can assess whether the entity decides to improve them. Any co-owner may send their proposal(s) in writing to MRS until 05/31/2024 at the latest.

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



Vº Bº

PRESIDENT

