

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

**COPY OF THE MINUTES OF THE ORDINARY GENERAL**  
**ASSEMBLY OF AUGUST 3, 2024**

**Present:**

Propietario	Propiedad	Cuota Copr. %	Cargo en la Junta
GREGORIO RODRIGUEZ VALLE	6	1,00000	
ANGEL GRACIA LACASA	9	1,00000	
VARANITA ION	19	1,00000	
ACHON MASANA, EDUARD	21	1,00000	
CAMBERO LINEROS, ANTONIO	24	1,00000	
VILLANUEVA TOLOS, JOSE MIGUEL	30	1,00000	
OSCAR VILLAR GUILLEN	50	1,00000	
STEPHANE DUPONT	55	1,00000	
WAUTERS BENOIT FLORENT J	60	1,00000	
MARIA DE LA VILLA DAMAS LOPEZ	66	1,00000	
MARIA ANGELES ANTOLIN PEREZ	79	1,00000	
MARIANO ARIEL FAZZARI	80	1,00000	
EVA VIDAL GONZALEZ	84	1,00000	
DANIEL PULIDO HERRADA	90	1,00000	
ANTONIO MORCILLO GARCIA	91	1,00000	
TORRES SIERRA, JOSE M <sup>º</sup>	113	1,00000	
ANDRE PETIT	125	1,00000	
ANDRE PETIT	126	1,00000	
JESUS DACASA LAGO	155	1,00000	
HERREROS BONACHE, ESTEBAN	159	1,00000	
HERREROS BONACHE, ESTEBAN	160	1,00000	
LOPEZ ROYO, FRANCISCO	162	1,00000	
FEDERICO GAUDINO	173	1,00000	
MARIA ANGELES ANTOLIN PEREZ	208	1,00000	
ACHON MASANA, EDUARD	21B	1,00000	
CARLOS MEDEL CAÑAS	220	1,00000	
TORRALBO GARCIA, JUAN JOSE	225	1,00000	
GEORGE CRISTIAN POPESCU	281	1,00000	
SERTAC STERN	313	1,00000	
GARCIA RUIZ, ANGELES	332	1,00000	
ADRIA CORNEJO MARTINEZ	351	1,00000	
BRIGITTE REDONDO	379	1,00000	
FRANCISO JAVIER PAIRO CELDRAN	412	1,00000	
MARIANNE HERTAY	426	1,00000	
ROCAVERT LECINA, JORDI	447	1,00000	
ELVIRA VAN BEEK	450	1,00000	
SEGROPRO, S.L	467	1,00000	
MILENA ANGEL SANCHEZ	603	1,00000	
PEREZ HERRERO, JORDI RAFAEL	607	1,00000	
CLAUDIO ALSINA MIQUEL	642	1,00000	
MORENO MARTINEZ, MIGUEL	652	1,00000	
GARCIA RUIZ, ANGELES	332B	1,00000	
MARIANNE HERTAY	432A	1,00000	
MARIANNE HERTAY	432B	1,00000	

**Represented:**

Propietario	Propiedad	Cuota Copr. %	Representado por
MONTERO REINA, DOMINGO	3	1,00000	GREGORIO RODRIGUEZ VALLE
CARMEN GOMATO MORALES	10	1,00000	MORENO MARTINEZ, MIGUEL
JOSE ANTONIO VALCARCE VAZQUEZ	14	1,00000	ACHON MASANA, EDUARD
DUMITRU STIRBU	22	1,00000	VARANITA ION
DUMITRU STIRBU	25	1,00000	VARANITA ION
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
JEAN-PASCAL H. HARVENT	47	1,00000	WAUTERS BENOIT FLORENT J
XAVIER BLASCO MARCHAL	49	1,00000	ACHON MASANA, EDUARD
PHILIPPE CLAUDE CEDER	52	1,00000	MORENO MARTINEZ, MIGUEL
NICHOLLS, CYNTHIA	53	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	54	1,00000	MORENO MARTINEZ, MIGUEL
CORINE EVELINE WINZENRIETH	56	1,00000	MORENO MARTINEZ, MIGUEL
EDOUARD RANCE	57	1,00000	MORENO MARTINEZ, MIGUEL
CHRISTIAN GILLES PAUL LOUBATIERE	59	1,00000	WAUTERS BENOIT FLORENT J
ALISON JANE SABATE	65	1,00000	WAUTERS BENOIT FLORENT J

ANA LORENZO IGLESIAS	70	1,00000	MORENO MARTINEZ, MIGUEL
PASARELL BACARDIT,WENCESLAO Y Mª ANGELES	71	1,00000	MORENO MARTINEZ, MIGUEL
FLORICA-ANA JASZBERENYI	87	1,00000	ACHON MASANA, EDUARD
JOSE ANTONIO RUBIO CRESPO	96	1,00000	MORENO MARTINEZ, MIGUEL
DE LA CONCEPCION MARTINEZ, JOSE	9B	1,00000	GREGORIO RODRIGUEZ VALLE
MARIA ISABEL PALAU HURTADO	100	1,00000	MORENO MARTINEZ, MIGUEL
ALISEDA S.A.U ( E-MAIL )	104	1,00000	MRS ASSESSORS
VALLES SIMON, JUAN	106	1,00000	MORENO MARTINEZ, MIGUEL
VALLES SIMON, JUAN	107	1,00000	MORENO MARTINEZ, MIGUEL
VALLES SIMON, JUAN	108	1,00000	MORENO MARTINEZ, MIGUEL
VALLES SIMON, JUAN	110	1,00000	MORENO MARTINEZ, MIGUEL
VALLES SIMON, JUAN	111	1,00000	MORENO MARTINEZ, MIGUEL
MARLENY ABIGAIL FUENTES GOMEZ	109	1,00000	MORENO MARTINEZ, MIGUEL
EILEEN MARGARET GELDARD	122	1,00000	WAUTERS BENOIT FLORENT J
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
ANTONIO CRUXENT MIRO	143	1,00000	MORENO MARTINEZ, MIGUEL
ANDRES VILCHEZ LOPEZ	149	1,00000	MORENO MARTINEZ, MIGUEL
SEBASTIEN DUBLOC	154	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	157	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	163	1,00000	MORENO MARTINEZ, MIGUEL
OSCAR ENFONT BUENO	164	1,00000	MORENO MARTINEZ, MIGUEL
ANTONINA MATEOS CASADO	179	1,00000	ACHON MASANA, EDUARD
SUAREZ SANCHEZ, MARIA TERESA	206	1,00000	MORENO MARTINEZ, MIGUEL
NURIA BATLLORI NEGRE	209	1,00000	MORENO MARTINEZ, MIGUEL
WALTER HERMANN MUNZ	213	1,00000	MORENO MARTINEZ, MIGUEL
WALTER HERMANN MUNZ	215	1,00000	MORENO MARTINEZ, MIGUEL
CUSTO PUIG, Mª TERESA	227	1,00000	MORENO MARTINEZ, MIGUEL
VILHEM DE BERG	241	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	243	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL APERADOR MOLINA	244	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	245	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	246	1,00000	MORENO MARTINEZ, MIGUEL
AL KHALILI, FISAS	247	1,00000	MORENO MARTINEZ, MIGUEL
OLENA MARCHENKO BLAGODELSKAYA	252	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	253	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	254	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	255	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	256	1,00000	MORENO MARTINEZ, MIGUEL
STEVE LINDE	259	1,00000	MORENO MARTINEZ, MIGUEL
AL KHALILI, FISAS	262	1,00000	MORENO MARTINEZ, MIGUEL
PONS MARTINEZ, MANUEL	282	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	285	1,00000	MORENO MARTINEZ, MIGUEL
ROCH NOGUERA, CONCEPCIO	300	1,00000	MRS ASSESSORS
ANTONINA MATEOS CASADO	329	1,00000	ACHON MASANA, EDUARD
JASON LEROY CLARK	327	1,00000	ACHON MASANA, EDUARD
ANA MARIA GAMISANS BOSCH	32B	1,00000	MORENO MARTINEZ, MIGUEL
ERIK JEROME WILLAERT	334	1,00000	MORENO MARTINEZ, MIGUEL
LASSARAGNE, ROGER	335	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	356	1,00000	MORENO MARTINEZ, MIGUEL
DIEGO MARTIN DELIMA	381	1,00000	MORENO MARTINEZ, MIGUEL
ALEXANDER CIRIA MARTIN	391	1,00000	MORENO MARTINEZ, MIGUEL
JOAN PESAFERRER CASACUBERTA	411	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	413	1,00000	MORENO MARTINEZ, MIGUEL
COLIN VINCENT PETERS	430	1,00000	ACHON MASANA, EDUARD
EDGAR JOSE CAIZAPANTA ROJAS	448	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	468	1,00000	MORENO MARTINEZ, MIGUEL
LAS FUENTES DE FUERTEVENTURA	470	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	472	1,00000	MORENO MARTINEZ, MIGUEL
LAS FUENTES DE FUERTEVENTURA	476	1,00000	MORENO MARTINEZ, MIGUEL
RIBAS PLANELLA, ANTONIO	486	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	488	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	522	1,00000	MORENO MARTINEZ, MIGUEL
SOLER GRAU, JOSE	528	1,00000	MORENO MARTINEZ, MIGUEL
SOLER GRAU, JOSE	532	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	533	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	538	1,00000	MORENO MARTINEZ, MIGUEL
EDOUARD RANCE	57B	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI ASIM	601	1,00000	MORENO MARTINEZ, MIGUEL
SINA MUSCATI	602	1,00000	MORENO MARTINEZ, MIGUEL
SAMER MUSCATI	605	1,00000	MORENO MARTINEZ, MIGUEL
EMIR AL-KHALILI	606	1,00000	MORENO MARTINEZ, MIGUEL
LUNA AL-KHALILI	608	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI ASIM	609	1,00000	MORENO MARTINEZ, MIGUEL
AL-KHALILI ASIM	612	1,00000	MORENO MARTINEZ, MIGUEL
ASIM AL KHALILI	613	1,00000	MORENO MARTINEZ, MIGUEL

AL-KHALILI ASIM	614	1,00000	MORENO MARTINEZ, MIGUEL
IBERS 2008 S.L.	627	1,00000	MORENO MARTINEZ, MIGUEL
ISMAEL LEON SEDANO	639	1,00000	WAUTERS BENOIT FLORENT J
ISMAEL LEON SEDANO	640	1,00000	WAUTERS BENOIT FLORENT J
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
EDDY MENARD	663	1,00000	MORENO MARTINEZ, MIGUEL
MARIA DAVILA BENITEZ	675	1,00000	MORENO MARTINEZ, MIGUEL
M. DEL CARMEN RUIZ ALONSO	679	1,00000	MORENO MARTINEZ, MIGUEL
IBERS 2008 S.L.	685	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	102A	1,00000	MORENO MARTINEZ, MIGUEL
MANUEL RUBIRA TRUJILLO	102B	1,00000	MORENO MARTINEZ, MIGUEL
FERNANDO CRESPO MARTIN	103B	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
MONTSERRAT NOVOA EGEA	382A	1,00000	MORENO MARTINEZ, MIGUEL
NOVACION, C.B.	ZCIAL	1,00000	MORENO MARTINEZ, MIGUEL

In Lloret de Mar on the three of August of two thousand and twenty-four, 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 07/08/2023 until 30/06/2024.**
- 2.- Economic report for the financial year 01/07/2023 to 30/06/2024. 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 01/07/2023 to 30/6/2024.**
- 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 01/07/2023 to 30/06/2024, 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 01/07/2024 to 30/06/2025, and how to attend to it.**
- 6.- Election of the Governing Board.**
- 7.- Report, study, and deliberation on the sewer system situation in the urbanization, agreements to be adopted.**
- 8.- Matters of interest to the urbanization and various maintenance works, if applicable:**
  - a) **Cleaning of the perimeter strip. Law 5/2003 on Forest Fire Prevention. New fee for forestry work approved by the Lloret de Mar City Council. Decision on its execution via contracting by the ECU or by opting for the municipal fee.**
  - b) **Dirty plots and underbrush. Obligation of the owners to clean them in accordance with Law 5/2003.**
  - c) **Report on the proposal to conduct a study to enable pedestrian access to the bus stop located on the C-63.**
- 9.- Requests and questions.**

## **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 07/08/2023 until 30/06/2024.**

The first item on the agenda is addressed, with the President of the Conservation Entity, Mr. Miguel Moreno, opening the session by greeting and thanking the property owners for attending the thirtieth Ordinary General Assembly of the Lloret Blau Conservation Entity.

Additionally, the President, on behalf of the Governing Board, expresses gratitude to MRS ASSESSORS, the ECU's administrator, for the quality management they are providing.

Special thanks are given to Jordi Oorbitg, the Entity's legal advisor, for his professional legal advice and his constant vigilance over the actions of the City Council that could affect the ECU.

The President also thanks the members of the Governing Board for their work and support in everyday matters and in resolving issues related to the ECU.

He then explains that there has been a split among some members of the City Council's governing team, which has forced the Council to reassign functions and tasks to other departments. As a result, the current representative of the City Council on the Lloret Blau Governing Board is Mr. Frederic Guich. A few days ago, the pending issues that were in the hands of the previous representative were sent to him, and he is currently reviewing them. In the coming days, we will take a tour of the urbanization so that he can get a sense of the situation.

It is noted that all attendees have received the dossier containing the financial charts and data that will be discussed today.

We will follow the agenda as outlined. Out of respect for the collective, we will not enter into debates or respond to questions on any of the items presented, unless a vote is required, until we reach the "Requests and Questions" section, where all existing doubts will be addressed.

Next, it is reported that a total of 105 property owners are attending the assembly, including those represented, accounting for 160 votes. Of these, 37 property owners representing 51 votes have been excluded from voting rights, leaving a total of 68 property owners representing 109 votes eligible to exercise their voting rights.

### **ACTIONS AND MEASURES UNDERTAKEN SINCE THE 2023 ASSEMBLY**

#### **CLEANING OF THE OLD ROAD MARGINS**

The old Lloret-Vidreres road was transferred to the ownership of the City Council, which has since been conducting periodic cleaning, clearing, and maintaining the road margins.

#### **CLEANING OF GREEN AREAS**

In April, the green areas were cleared and cleaned in accordance with the regulations that require the Entity to do so.

#### **ASPHALT PATCHING**

During last year's assembly, it was approved to carry out asphalt patching on sections deemed necessary. A maximum budget of €90,000 was approved, to be covered by the ECU's Reserve Fund, without any special levy imposed to cover these works.

Ultimately, the work was completed by Aglomerats Girona at a total cost of €66,423 (VAT included).

#### **EQUIPMENT IN OSONA CONDITIONED**

In the last assembly, a majority approved authorizing the Governing Board to commission improvement works for the equipment area on Osona Street, at a cost of €3,200 (VAT included), to be covered by the ECU's Reserve Fund, without any special levy imposed to cover these

works.

Septic tank emissions have been detected and reported to the City Council.

### **VEGETATION AND OTHER INORGANIC WASTE CONTINUE TO BE DISPOSED OF IN CONTAINERS**

The uncivil behavior and lack of respect from some co-owners continues, as they persist in disposing of vegetation and other inorganic waste in the trash containers, ignoring the regulations governing this issue and the constant reminders provided. Labels on the containers in the tennis area have been changed with more explicit graphics, yet this has not improved the situation.

### **INCIVILITY AND VANDALISM**

Trash containers have been overturned, scattering their contents on public roads, posing a danger due to broken glass bottles. Some people simply pass by without addressing the issue.

Luggage has been looted. Allegedly, the thieves are nearby.

### **TREE FELLING IN GARROTXA**

Months ago, it was noticed that a large eucalyptus tree on Garrotxa Street was deteriorating. The situation was monitored until a technician recently determined that it had rotted and recommended felling it to prevent a possible fall.

### **BAIX LLOBREGAT 18-22**

A section of the asphalt on Baix Llobregat 18-22 has sunk on several occasions, which the City Council has repaired since it is part of the La Creu sewer system.

Finally, at the ECU's express request, they restored and reinforced a longer section, hoping to prevent further subsidence.

### **OSONA 6 SIDEWALK DAMAGE**

Fire department actions caused damage to the sidewalk at Osona 6. Although it is not within the ECU's responsibility, a claim was filed in April 2023. Since then, several follow-ups have been made with the responsible council member, and the sidewalk was finally repaired in July 2024.

### **PENDING ISSUES PRESENTED TO THE OIAC WITH REMINDER COPIES TO THE RESPONSIBLE COUNCIL MEMBER**

#### **DEFORESTATION**

The repeated environmental awareness campaigns by the City Council are surprising. Everyone knows that reforestation is the best solution to counteract the effects of CO2 emissions.

However, the Lloret City Council is moving in the opposite direction, allowing rampant deforestation of parcels, which they claim to be unaware of, and when we provide the relevant documentation, they neither know nor respond.

Below are two examples, among several, that the ECU has brought to the administration's attention. As of January 2024, no response has been received.

#### **AQUALIA**

Since March 2024, the ECU has been directly and repeatedly demanding that Aqualia and the City Council properly repair the cases detailed below.

Both entities have ignored these requests, and the serious issue is that Aqualia is not responding to the City Council either.

We will continue to hold the City Council accountable and insist, as it is the Council that issues the invoices and charges users directly from their bank accounts.

## **POSSIBLE OCCUPATION OF GREEN AREA**

In January 2024, the ECU submitted a request alerting the City Council to a possible occupation of a green area due to the construction of a new house on parcel 327.

The City Council has taken several actions, and as of June 20, 2024, it informed the ECU that "The enforcement order No. 24422024000012 is in process for the formation of a ramp and land movement in a green area plot resulting from the works at c. Montsià, 6 (OBMA 24132021000015). The notice of receipt of the initial decree notification is pending."

## **UNDERBRUSH, DIRT, AND ABANDONED TRAILER-TRUCK**

In April 2023, the ECU submitted a request denouncing the underbrush, dirt, and an abandoned trailer-truck at Garrotxa 22.

Numerous follow-ups have been made with the City Council, and the latest information received on June 20, 2024, states: "Enforcement order No. 24422020000036 is in process regarding the removal of the abandoned vehicle from the property. The owner cannot be located, and notifications must be published by edict in the BOE. Compliance has not been achieved, and the third coercive fine has been imposed."

## **TREE TRUNKS FROM PRIVATE PROPERTY OVER PUBLIC SPACE**

In April 2023, the ECU submitted a request to the OIAC denouncing that tree trunks at Cerdanya 5-7 were hanging over the sidewalk, posing a danger to pedestrians.

After multiple reminders to the City Council, the latest information received on June 20, 2024, states: "Enforcement order No. 24422022000019 is in process. The owner cannot be located, and notifications must be published by edict in the BOE. The second coercive fine has been imposed for non-compliance with the enforcement order."

## **SEMI-ROUNDAABOUT – ACCESS AREA**

The area, in general, is periodically maintained.

The side across the road seems to belong to no one. Since April 2023, several requests have been submitted to the City Council asking for restoration, particularly of a deep hole impassable for many drivers. The latest information from the City Council in February 2024 states: "The head of SSPP sent me a message which I transcribe: The part of the semi-roundabout on the right side of the road, in the direction of Lloret (that is, where the lawyers' hut is not located) belongs to the Roads Department." We will send a message to Roads again.

## **TARRAGONÉS**

Last year, a request was submitted to the City Council, alerting them that the water pressure on Tarragonés Street was insufficient, leaving all homes in that area without water, especially during the summer.

In an unprecedented stroke of brilliance, Aqualia recommended that each homeowner install a booster pump, essentially taking those homes back to the 1970s.

The City Council stated that they would replace the entire piping system with the appropriate gauge to ensure adequate flow to resolve the problem. When will this happen?

On July 31, Frederic Guich, a board member and Councilor for Tourism, informed the Entity that "the area councilor has signed the documents to start the project and tender the works, which are expected to be completed by the end of October. He has committed to closely monitoring this situation and hopes that it will finally be resolved in time and properly."

## **2.- Economic report for the financial year 01/07/2023 to 30/06/2024. 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 01.07.23 to 30.06.24, which have undergone some minor modifications, in relation to those sent to the owners which are detailed below;

<b>Código</b>	<b>Título cuenta</b>	<b>Gasto Real</b>	<b>Presupuesto</b>
<b>Grupo 01 - Gastos Generales</b>			
6220101	GASTOS GENERALES	3.824,23	6.000,00
6220102	CONSERVACIÓN Y MANTENIMIENTO	9.787,12	6.000,00
6220103	MEDIDAS PREVENCIÓN DE INCENDIOS		5.000,00
6220104	OBRAS DE CONSERVACIÓN Y MEJORA	65.075,85	5.000,00
6230001	HONORARIOS ADMINISTRACIÓN	13.392,00	13.400,00
6230002	ASESORIA JURÍDICA	8.049,27	8.000,00
6230005	FONDO RESERVA		1.172,00
6250001	SEGURO RESPONSABILIDAD CIVIL	1.685,57	1.100,00
6400001	SALARIO PERSONAL Y SEGUROS SOCIALES	24.739,58	23.000,00
	Total por grupo:	<b>126.553,62</b>	68.672,00

<b>Código</b>	<b>Título cuenta</b>	<b>Ingreso Real</b>	<b>Presupuesto</b>
<b>Grupo 02 - Ingresos</b>			
7000000	INGRESOS POR CUOTAS	68.576,00	68.576,00
7690000	INTERESES DE DEMORA	1.256,91	
	Total por grupo:	<b>69.832,91</b>	68.576,00

<b>Grupo 03 - Parcelas edificadas</b>			
	<b>Resultado ejercicio .....</b>	<b>-56.720,71</b>	

### **Items that are repeated annually, with amounts adjusted according to forecasts:**

- Maintenance staff + social charges (€24,739.58)
- Legal advisory services (€8,049.27)
- Administration fees (€13,392.00)
- Civil liability insurance (€1,685.57)

**General expenses:** convocation mailings, minutes, translations, registry notes, Assembly hall rental, etc. (€3,824.23)

**Conservation and maintenance:** various repairs in the urbanization, vehicle maintenance and fuel, miscellaneous materials, signage, etc. (€9,787.12)

### **Financial status and balances as of the end of the fiscal year 07/01/23 to 06/30/24**

The difference between actual expenses and the approved budget resulted in a deficit of €56,720.71, which is proposed to be covered by the reserve fund, as it corresponds to expenses derived from asphalt work and the purchase of the vehicle used by the Entity's employee, as approved at the Ordinary General Assembly held on 08/05/2023.

It is also reported that fixed-term deposits with La Caixa have been consolidated into Banc de Sabadell, as La Caixa was offering no returns. Consequently, the Entity now has a balance of €171,318.30 in the new account opened with Banc Sabadell and €145,225.75 in the Banc Sabadell account. The unified general reserves established in last year's balance sheet were €532,136.98.

Next, the property owners are asked to approve the accounts for the 2023/2024 fiscal year, including the proposal to cover the deficit with the Entity's Reserve Fund. The proposal is approved by the majority of attendees, with 67 owners representing 101 votes in favor, and 1 owner representing 8 votes abstaining. Consequently, the accounts for the fiscal year 07/01/2023 to 06/30/2024 are approved by majority, along with the decision to cover the deficit of €56,720.71 with the reserve fund.

### **3.- Report statement of accounts and balance sheets at the closing date of the financial year 01/07/2023 to 30/6/2024.**

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 01.07.23 to 30.06.24 and the balance sheets for consideration by the assembly, being approved unanimously as follows:

		<b>Ejercicio 2023/2024</b>	
<b>BALANCE CONTABLE</b>		<b>ACTIVO</b>	<b>PASIVO</b>
Reservas generales			585.500,94
Resultados del ejercicio			-56.720,71
Pendiente de recuperar prov. procurador demandas cuotas		4.592,41	
Saldos proveedores e industriales			335,44
Ingresos pendientes aplicación			1.960,85
Remuneraciones pendientes de pago			317,92
Retenciones I.R.P.F. Profesionales (liquidación 20/07/2024)			112,60
Organismos Seguridad Social Acreedor			629,94
Saldo final en B. Sabadell 1806 (n/favor)		145.225,75	
Saldo final en B. Sabadell 7814 (n/favor)		171.318,30	
SALDO PROPIETARIOS	* Deudores	214.557,83	
	* Acreedores	-3.557,31	
		<b>532.136,98</b>	<b>532.136,98</b>

### **OPERATING ACCOUNT 2023-2024**

<b>CUENTA DE PERDIDAS Y GANANCIAS</b>	<b>Ej. 2023/2024</b>
1. Importe neto de la cifra de negocios	<b>68.576,00</b>
705 Ingresos por facturaciones	68.576,00
6. Gastos de personal	<b>-24.739,58</b>
64 GASTOS DE PERSONAL	-24.739,58
7. Otros gastos de explotación	<b>-101.814,04</b>
62 SERVICIOS EXTERIORES	-101.814,04
GASTOS GENERALES	-3.824,23
CONSERVACION Y MANTENIMIENTO	-9.787,12
MEDIDAS DE PREVENCION DE INCENDIOS	
OBRAS DE CONSERVACION Y MEJORA	-65.075,85
HONORARIOS ADMINISTRACION	-13.392,00
ASESORIA JURIDICA	-8.049,27
SEGURO RESPONSABILIDAD CIVIL	-1.685,57
A) RESULTADO DE EXPLOTACIÓN	<b>-57.977,62</b>
13. Intereses de demora	<b>1.256,91</b>
RESULTADO FINANCIERO	
<b>RESULTADO DEL EJERCICIO</b>	<b>-56.720,71</b>



Next, it is proposed to the owners the approval of the balance sheet and accounts corresponding to the year 2023/2024, 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 01/07/2023 to 30/06/2024 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 01/07/2023 to 30/06/2024. processing of collection of the outstanding balances through executive collection of the City council of Lloret de Mar.**

In the 2023-2024 fiscal year, €25,409.30 was refunded (37.05% of issued fees), compared to €27,786.40 in the 2022-2023 fiscal year (36.89% of issued fees). In 2021-2022, unpaid amounts reached 38.84% of the issued fees. The trend in 2023-2024 showed nearly a 2% decrease in unpaid amounts compared to the previous two fiscal years.

The collection of unpaid fees in 2023-2024 totaled €25,409.30, compared to €25,786.40 in the 2022-2023 fiscal year.

The accumulated balance of debtors at the end of 2023-2024 reached €169,299, a 0.09% increase compared to the 2022-2023 accumulated balance of €162,299.

Since 1996, 90.75% of the total issued fees have been collected. The outstanding balance as of the end of 2023-2024 is €214,367 (9.25%).

Of the accumulated €214,367 in unpaid fees, MRS has already taken all possible actions with the delinquent property owners. It is now up to the executive and judicial administration to ensure that these delinquents pay, as listed below:

Código	Propiedad	Importe
000005	4	2.832,35
000012	12	0,80
000016	16	134,40
000019	19	399,32
000020	20	773,08
000022	22	138,39
000023	23	537,60
000025	25	84,00
000026	26	537,60
000033	33	336,00
000034	34	201,60
000038	38	115,70
000040	40	3.957,02
000041	41	1.957,77
000042	42	2.097,07
000043	43	1.466,11
000045	45	2.085,91
000046	46	672,00
000048	48	1.648,00
000049	49	537,60
000051	52	69,93
000054	55	141,18

000055	56	268,80
000060	61	67,20
000063	64	944,64
000064	65	71,93
000067	68	396,80
000068	69	537,60
000079	80	3,63
000081	82	141,86
000088	90	403,20
000093	95	1.056,21
000095	97	357,40
000096	99	816,30
000101	104	534,17
000102	105	420,00
000103	106	252,00
000104	107	252,00
000105	108	252,00
000106	115	184,00
000107	110	252,00
000108	111	252,00
000109	112	413,64
000111	114	268,80
000112	109	320,00
000113	116	73,60
000114	117	69,68
000125	129	541,24
000127	132	486,44
000128	133	590,40
000130	135	69,93
000131	136	42,00
000132	137	3.108,42
000134	139	872,65
000140	145	537,60
000142	147	71,49
000144	149	1.457,88
000151	156	2.069,26
000153	158	1.744,18
000160	165	259,52
000161	166	168,00
000162	167	350,89
000164	170	10,40
000176	182	1.103,40
000177	183	537,60
000178	184	1.599,03
000179	185	67,20
000182	188	403,20

000183	189	672,00
000184	190	1.006,33
000185	191	252,00
000186	192	672,00
000188	194	67,20
000190	196	420,00
000193	199	1.449,42
000194	200	268,80
000196	202	403,20
000199	205	672,00
000200	206	556,11
000201	208	12,80
000202	209	403,20
000203	210	69,02
000204	212	465,60
000205	213	88,63
000206	215	136,55
000209	218	537,60
000210	219	201,60
000223	231	537,60
000225	233	140,38
000227	235	268,80
000230	238	3,20
000231	239	944,64
000233	241	806,40
000234	242	724,77
000239	247	42,00
000240	248	84,00
000249	257	84,00
000254	262	42,00
000255	263	590,40
000256	264	336,00
000261	269	414,10
000262	270	944,64
000264	273	133,80
000265	276	1.775,88
000266	279	252,00
000267	280	944,64
000268	281	134,40
000270	283	126,00
000271	284	126,00
000281	294	138,24
000285	298	537,60
000288	304	810,24
000289	305	911,82
000291	307	2.317,65

000292	308	1.293,69
000293	309	2.808,12
000300	316	67,20
000301	317	42,00
000302	318	42,00
000303	319	67,20
000304	320	58,88
000306	322	2.940,84
000308	324	4.485,46
000310	326	141,42
000316	331	71,50
000320	335	399,68
000324	339	537,60
000325	340	409,60
000326	341	1.296,71
000332	347	492,46
000333	348	137,60
000334	349	209,29
000337	352	738,29
000344	361	69,20
000346	363	259,21
000348	365	407,93
000350	367	590,40
000359	376	2.294,34
000362	379	71,93
000363	380	470,40
000365	384	1.288,15
000366	385	1.603,12
000367	386	1.145,02
000368	387	202,64
000370	389	1.311,57
000371	390	403,20
000373	392	420,00
000374	393	672,00
000375	400	0,34
000377	402	134,40
000379	404	691,62
000380	405	1.364,54
000381	406	67,65
000382	410	134,40
000383	411	67,65
000386	414	2.538,96
000387	415	69,40
000388	416	2.363,05
000397	427	675,84
000398	428	141,86

000399	429	944,64
000401	431	944,64
000403	434	604,80
000410	441	672,00
000411	442	126,00
000412	443	126,00
000413	444	126,00
000414	445	126,00
000415	446	356,95
000417	448	11,28
000418	449	275,57
000424	455	336,00
000429	460	424,20
000431	462	84,00
000435	466	32,67
000436	467	47,87
000438	469	504,00
000443	474	943,76
000447	479	252,00
000450	482	7,97
000451	483	590,40
000452	484	420,00
000453	485	252,00
000454	486	168,00
000457	490	2.371,22
000458	491	2.117,49
000459	492	2.931,25
000460	493	672,00
000461	494	0,72
000462	495	336,00
000463	496	537,60
000465	498	141,18
000468	512	91,46
000471	519	141,86
000472	521	162,00
000481	535	67,20
000483	540	2.564,95
000484	541	254,40
000485	542	254,40
000486	543	434,40
000487	544	806,40
000489	600	84,00
000490	601	42,00
000491	602	42,00
000494	605	42,00
000495	606	42,00

000497	608	42,00
000498	609	42,00
000499	610	537,60
000501	612	42,00
000502	613	42,00
000503	614	42,00
000509	621	252,00
000512	624	42,00
000513	625	424,22
000514	626	84,00
000516	628	44,73
000517	629	32,00
000518	630	91,46
000519	631	2.317,89
000522	634	1.604,76
000528	640	252,00
000533	645	168,00
000534	646	168,00
000540	651	168,00
000542	653	403,20
000543	654	141,86
000544	655	478,16
000545	656	174,80
000547	658	268,80
000548	659	1.815,95
000551	662	1.618,83
000552	663	537,60
000553	664	2.074,76
000556	667	403,20
000557	668	739,20
000558	669	1.824,78
000559	670	739,20
000560	671	403,20
000561	672	739,20
000564	675	134,40
000565	676	107,20
000566	677	201,60
000567	678	139,61
000568	679	12,80
000569	680	2.234,06
000571	682	369,51
000572	683	336,00
000573	684	1.353,05
000577	103B	596,80
000578	106B	340,96
000579	116B	944,64

000581	202B	252,00
000585	300A	277,28
000586	300B	294,00
000587	300C	470,40
000588	300D	294,00
000591	303A	67,65
000592	303B	67,66
000593	322B	4.559,11
000596	382B	1.145,01
000597	383A	1.044,94
000601	450B	18,00
000603	LLOB	45.170,02
000605	99-EX	639,44
000606	105-EX	577,57
000607	344-EX	532,99
000608	368-EX	942,85
000609	414-EX	260,12
000610	419-EX	291,09
000611	426-EX	504,26
000612	434-EX	1.099,34
000613	441-EX	96,56
000614	494-EX	245,26
000615	620-EX	415,54
000616	631-EX	293,24
000617	636-EX	739,40
000618	638-EX	442,18
000619	432A-EX	278,45
000620	432B-EX	259,98

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.

Next, Mr. Rafael speaks, explaining that MRS Assessors handles all the procedures related to the collection of conservation and maintenance fees for the Urbanization during the voluntary period, that is, within the fiscal year, as well as the collection efforts after this period, applying the corresponding surcharge for late payment.

In recent months, actions have been carried out to collect the outstanding balance of fees for the 2023-2024 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 2023-2024 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, 2024 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 01/07/2024 to 30/06/2025, and how to attend to it.**

The expenditure budget for the financial year is submitted to the present for consideration. 01.07.24 to 30.06.25, approved by the unanimity of the owners, obtaining 68 votes in favor representing 109 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>		<b>68.672,00</b>



## FEES FOR THE FINANCIAL YEAR 2024-2025

PARCELAS WITHOUT BUILDING.....	80.00.-€
BUILT PLOTS.....	128,00.-€

Within this same point, various considerations are made, taking the following agreements by the unanimity of the attendees, obtaining 68 votes in favor representing 109:

- a) It is agreed that the fee for the financial year 2024-2025 can be paid twice, 50% up to the whole day September 1, 2024 and the remaining 50% before January 1, 2025.
- 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 2024-2025, 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 2024-2025** and subsequent, unless otherwise agreed.

### 6.- Election of the Governing Board.

Next, the sixth item on the agenda was addressed. Mr. Sais presented the matter of electing the Governing Board members of the Entity, stating that no candidacies had been formally submitted. He then asked the attendees if anyone wished to present a candidacy. At this point, Mr. Gregorio Rodríguez Valle took the floor, expressing his intention to run for the Presidency of the ECU Lloret Blau Governing Board, with Mr. Eduard Achon Masana as Secretary, Mr. Juan Torralbo García as Treasurer, and Mr. Xavi Pairó Celdran, Mr. Xavi Blasco Marchan, and Mr. Jose Valcárcel Vázquez as Board members, along with the Representative of the City Council as another Board member.

Subsequently, Mr. Miguel Moreno Martínez spoke, on behalf and representation of Mr. Manel Rubira Trujillo, expressing the latter's intention to run for the Presidency of the ECU Lloret Blau Governing Board, with Mr. Miguel Moreno Martínez as Secretary, Mr. Federico Gaudino as Treasurer, and Ms. Raque Monclús, Mr. Daniel C. Stéphane, and Mr. Andrés Vilchez Lopez as Board members, along with the Representative of the City Council as another Board member.

Mr. Gregorio Rodríguez then presented his candidacy, emphasizing his desire to bring change to the Urbanization, highlighting the need for improvements in services. He encouraged all residents to trust them, contribute ideas and expertise, and assured that his goal was not to create divisions but to work towards unity within the Entity. He also stated that his Governing Board would always be open to all residents of the Urbanization to enhance services and residents' well-being.

Following this, Mr. Miguel Moreno outlined that the goal of the Governing Board, under the leadership of Mr. Manel Rubira, would be to continue the successes and achievements that have benefited all co-owners since 1996. The most significant accomplishments highlighted were:

- Final registration of the Entity in the Register of collaborating entities with the administration, under the Generalitat de Catalunya.
- The City Council intervened in the water network, cleaned and chlorinated the main tank, and took responsibility for maintenance, conservation, and ensuring supply.
- The City Council took possession of the roads, green spaces, and public areas.
- Garbage collection is handled by the municipal service, with the necessary containers placed in strategic areas and protective screens installed around them.
- An information panel has been installed to help locate properties, and a second panel installed by the City Council at the top of the ramp.
- Organized collection of old furniture and garden waste.
- Streets and green areas are cleaned and cleared as needed.
- Asphalt patching is done every two years in the areas that are in the worst condition.
- Installation of a public lighting network, which has been taken over by the City Council.
- Construction of 27 traffic-calming speed bumps.
- Installation of video surveillance cameras connected to the servers of the Local Police.
- Agreement for patrol services with the Mossos d'Esquadra and Local Police, including periodic checks for occupied houses, illegal electrical connections, and plantations, all regulated legally.
- Transactional agreement with the former developer, the City Council, and the ECU, with the Entity receiving around 800,000 euros for urban planning deficiencies.
- Agreement between the City Council and the owner of the access and exit area via the ramp, allowing pedestrian and vehicle passage in exchange for the City Council maintaining the roads and greenery, and repairing any asphalt damage.
- Regular communication with the County Council to ensure that each plot owner keeps their property free of weeds and underbrush.
- Established procedure with the County Council for collecting unpaid fees from delinquent owners.
- Reporting of homes with septic tanks discharging directly onto public roads.
- Creation of an informative website.
- Installation of several mailbox modules.
- The ECU owns a facility through a free transfer from the previous owner.
- The ECU occupies part of another facility free of charge, where it has a container used for storing tools and a van.

Finally, it was emphasized that new owners will be made aware of what has been done since 1996, and some will stop saying that nothing has been achieved.

After the presentations, the candidates were put to a vote with the following results:

- The candidacy of Mr. Gregorio Rodríguez Valle received 10 votes from property owners, representing 22 votes.
- The candidacy of Mr. Manel Rubira Trujillo received 16 votes from property owners, representing 81 votes.
- 4 property owners abstained, representing 6 votes.

As a result, the Governing Board listed below was approved by the majority of property owners present and represented:

- Mr. Manel Rubira Trujillo - **President**
- Mr. Miguel Moreno Martínez - **Secretary**
- Mr. Federico Gaudino - **Treasurer**
- Ms. Raque Monclús - **Board Member**
- Mr. Daniel C. Stéphane - **Board Member**
- Mr. Andrés Vílchez Lopez - **Board Member**

- City Council Representative - **Board Member**

It was agreed by majority to authorize the ECU Lloret Blau President, Mr. Manel Rubira Trujillo, to appear before a notary and grant powers of attorney to lawyers and solicitors as deemed necessary to defend the community's interests, if needed. For the disposition of funds from bank accounts, the President, Mr. Manel Rubira Trujillo, the Secretary, Mr. Miguel Moreno Martínez, and the Treasurer, Mr. Federico Gaudino, were authorized, requiring the joint signature of two of them.

**7.- Report, study, and deliberation on the sewer system situation in the urbanization, agreements to be adopted.**

To address this point, the floor is given to the ECU's legal counsel, Mr. Jordi Orobitg. He provides a detailed history of the issue concerning the sewer system, from the failure of the developers of the Lloret Blau urbanization to fulfill their obligations, up to the present day.

The ECU property owners are informed that on January 29, 2024, the Lloret de Mar City Council approved the suspension of processing and granting construction licenses in sectors of the POUM (Municipal Urban Planning Plan) of Lloret de Mar with urban deficits, including Urban Planning Action Area number 21 Lloret Blau, which corresponds to the ECU Lloret Blau area (UA 35), according to the 1986 PGOU (General Urban Plan).

In response to this decision, and to protect the rights of ECU residents, the Governing Board instructed the filing of objections, which were rejected by the City Council in its session on April 29, 2024. The objections primarily addressed the lack of justification for the municipal decision, violations of the principles of necessity and proportionality, and the abuse of rights on land classified as consolidated urban, affecting fundamental rights, including access to housing, in addition to the evident economic harm to residents.

Simultaneously, the Lloret de Mar City Council is processing the approval of an ordinance (currently in the consultation and hearing phase) regulating temporary sanitation for new and existing constructions in urbanizations with urban deficits.

The intention of the Lloret de Mar City Council is to promote a change in the system of action in the PAU21 area, shifting from the compensation system—which requires the ECU to take the initiative in implementing the sewer system, after transforming into a compensation board—to the cooperation system, where the initiative, promotion, management, collection, execution, and assumption of unpaid fees would be taken over by the Lloret de Mar City Council.

After extensive debate among the property owners, it seems clear that there is no opposition to the implementation of the sewer system, but there is significant concern about the high costs that residents would have to bear, especially those who would need to install pumps to elevate wastewater. Complaints were also reiterated about the negligence and failure of the administration to monitor the original obligations of the developers, concluding that, as happened in the nearby Creu de Lloret area, there should be a municipal financial contribution of equal or greater magnitude to reduce the costs for property owners in the area.

In conclusion, the Governing Board and the ECU President are expressly authorized to take any necessary actions, in any administrative and/or judicial sphere, without excluding other jurisdictions, to achieve this objective.

**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 2025 municipal 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/m<sup>2</sup> with a minimum cost of €1,225.58/plot.

The ECU requested information from the County Council (Consell Comarcal) on how this issue

has progressed over the past year. However, as of today, the specific information is still not available, despite repeated requests made to the Consell Comarcal de La Selva and the Lloret de Mar City Council.

**c) Report on the proposal to conduct a study to enable pedestrian access to the bus stop located on the C-63.**

Next, item 8.c on the agenda is addressed, with Mr. Federico Gaudino providing information on the proposal to conduct a study to enable pedestrian access to the bus stop located on the C-63.

Mr. Gaudino explains that a study will be conducted to assess the feasibility of creating a pedestrian access to the bus stop situated at the entrance to the Urbanization on the C-63, by constructing a staircase on Garrotxa Street, next to the wall of the Monturiol tunnel. This staircase would allow users to descend to the natural path running parallel to the C-63 road, leading to the bus stop.

He also mentions that the construction cost for this access is estimated to be between 45,000 and 50,000 euros, and this expense would need to be proposed for approval at upcoming General Assemblies.

Mr. Gaudino further states that during the 2024/2025 fiscal year, a more in-depth study will be conducted regarding the necessary permissions for both the location of the staircase and the path to the bus stop, whether it involves private property and/or property owned by the road authorities. The results of this study will be presented at the Ordinary General Assembly scheduled for August 2025, where the approval and execution of the project will be evaluated.

**9.- Requests and questions.**

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

- **Safe Exit/Access Lane for the Urbanization:** It is reiterated that the current condition of the exit and access lane to the Urbanization from the C-63 road is poor. Therefore, it is necessary to request the appropriate authorities to carry out improvements on the access and exit lane of the Urbanization with the C-63, as the asphalt of this section is in a deplorable state. It is suggested that a safer access lane be constructed, similar to the one recently built at the entrance to the Los Pinares Urbanization.
- **Lighting Issues at the Entrance on the C-63:** Several property owners express that the lighting at the entrance to the Urbanization on the C-63 should be increased. They believe an agreement should be reached with the owner of the property that currently allows access to several urbanizations in the area.

In response to these requests, the Governing Board reports that multiple efforts have been made with the property owner and the Lloret City Council to include the lighting of this access in the public lighting network. Unfortunately, no agreement was reached between the property owner and the City Council. The difficulty lies in the property owner's demand that the City Council include gardening maintenance and garbage collection in the contract with the subcontracted company responsible for these services. This demand arises from the City's continued failure to maintain and clean the area as per the agreement signed between them. The property owner wants the terms of the agreement to be strictly adhered to without the need for constant reminders from the ECU of Lloret Blau, which is the only one making these demands even though five urbanizations benefit from the access. Additionally, the property owner is not willing to relinquish ownership of the lighting, as requested by the Lloret City Council, to assume the lighting costs for the area, wanting to retain urban development rights over the property.

Given this situation, the Governing Board commits to seeking alternative solutions to improve the area's lighting, working with the City Council to explore possible options since the public lighting service has been transferred to the Lloret de Mar City Council.

- **Water Pressure Problems in C/ Osona No. 68:** A property owner from C/ Osona reports long-standing water pressure problems that have prevented adequate use of the water service. In response, the Governing Board states that it was unaware of this issue in this area, having only been informed of similar problems in the C/ Tarragones area. The Board will inform the City Council about the lack of water pressure on C/ Osona so that a solution can be implemented as soon as possible.
- **Improvement of Trash Container Area Cleanliness:** The need to improve the trash container areas is discussed, due to the current accumulation of waste around them. It is suggested that enclosing the container areas would be necessary. In response to this request, Mr. Frederic Gich, the City Council representative, commits to installing new containers, launching civic awareness campaigns, and considering enclosing the trash container areas.
- **Urbanization Service Improvements:** Some co-owners suggest the need to consider improving the services of the Urbanization and propose that a service improvement plan be presented at the next assembly. This plan would allow the assembly to decide whether the entity should proceed with the improvements. Any co-owner may submit their proposals in writing to MRS by May 31, 2025.

And having nothing more to deal with, the meeting is adjourned at 13:15 p.m. from the place and date indicated at the beginning.

SECRETARY

Vº Bº

PRESIDENT

