

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

COPY OF THE MINUTES OF THE ORDINARY GENERAL
ASSEMBLY OF AUGUST 2, 2025

Present:

Propietario	Propiedad	Cuota Copr. %	Cargo en la Junta
Sylvie Jaimez Cervera	2	1,00000	
Jose Miguel Villanueva Tolos	30	1,00000	
Manuel Rubira Trujillo	54	1,00000	
Stephane Dupont	55	1,00000	
Corinne Eveline Winzenrieth	56	1,00000	
Robin Richter	59	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	
Ioan Boanta	83	1,00000	
Eva Vidal Gonzalez	84	1,00000	
Antonio Morcillo Garcia	91	1,00000	
Jose M ^a Torres Sierra	113	1,00000	
Yolande Baillin	123	1,00000	
Yolande Baillin	124	1,00000	
Jesus Dacasa Lago	155	1,00000	
Federico Gaudino	173	1,00000	
Maria Angeles Antolin Perez	208	1,00000	
Carlos Medel Cañas	220	1,00000	
Manuel Rubira Trujillo	245	1,00000	
Manuel Rubira Trujillo	246	1,00000	
Manuel Rubira Trujillo	253	1,00000	
Manuel Rubira Trujillo	254	1,00000	
Manuel Rubira Trujillo	255	1,00000	
Raquel Monclus Garcia	332	1,00000	
Alexander Ciria Martin	391	1,00000	
Adrian Moriana Lopez	419	1,00000	
Werner Bartsch	433	1,00000	
Jordi Rocavert Lecina	447	1,00000	
Elvira Van Beek	450	1,00000	
Alister Daniel Esteban Garaboto	463	1,00000	
Jose Mario Collazo Gontad	464	1,00000	
Jose Mario Collazo Gontad	465	1,00000	
Jose Ortiz Gomez	466	1,00000	
Manuel Rubira Trujillo	538	1,00000	
Miguel Moreno Martinez	652	1,00000	
Ines Arroyo Godoy	658	1,00000	
Manuel Rubira Trujillo	102A	1,00000	
Manuel Rubira Trujillo	102B	1,00000	
Raquel Monclus Garcia	332B	1,00000	

Represented:

Propietario	Propiedad	Cuota Copr. %	Representado por
Carmen Gomato Morales	10	1,00000	Miguel Moreno Martinez
Jose Antonio Valcarce Vazquez	14	1,00000	Wauters Benoit Florent J
Ana Maria Gamisans Bosch	32	1,00000	Miguel Moreno Martinez
Jean-Pascal H. Harvent	47	1,00000	Wauters Benoit Florent J
Philippe Claude Ceder	52	1,00000	Miguel Moreno Martinez
Tomas Ortega Martin	61	1,00000	Wauters Benoit Florent J
Jacqueline Velders	63	1,00000	Wauters Benoit Florent J
Alison Jane Sabate	65	1,00000	Wauters Benoit Florent J
Wenceslao Pasarell Bacardit	71	1,00000	Miguel Moreno Martinez
Wenceslao Pasarell Bacardit	72	0,00000	Miguel Moreno Martinez
Wenceslao Pasarell Bacardit	73	0,00000	Miguel Moreno Martinez
Wenceslao Pasarell Bacardit	74	0,00000	Miguel Moreno Martinez
Wenceslao Pasarell Bacardit	75	0,00000	Miguel Moreno Martinez
Wenceslao Pasarell Bacardit	76	0,00000	Miguel Moreno Martinez
Wenceslao Pasarell Bacardit	77	0,00000	Miguel Moreno Martinez
Wenceslao Pasarell Bacardit	78	0,00000	Miguel Moreno Martinez
Khadidje Badri Arstah	82	1,00000	Wauters Benoit Florent J
Aliseda S.A.U (E-Mail)	104	1,00000	Mrs Assessors
Benito Garrido	118	1,00000	Wauters Benoit Florent J
Novacion, C.B.	141	1,00000	Miguel Moreno Martinez
Novacion, C.B.	142	1,00000	Miguel Moreno Martinez
Antonio Cruxent Miro	143	1,00000	Miguel Moreno Martinez

Novacion, C.B.	157	1,00000	Miguel Moreno Martinez
Francisco Lopez Royo	162	1,00000	Miguel Moreno Martinez
Novacion, C.B.	163	1,00000	Miguel Moreno Martinez
Promollar Grup 2006, S.L.	188	1,00000	Miguel Moreno Martinez
Fernando Cortes Morlans	201	1,00000	Manuel Rubira Trujillo
Walter Hermann Munz	213	1,00000	Miguel Moreno Martinez
Walter Hermann Munz	215	1,00000	Miguel Moreno Martinez
M ^a Teresa Custo Puig	227	1,00000	Miguel Moreno Martinez
Novacion, C.B.	243	1,00000	Miguel Moreno Martinez
Manuel Aperador Molina	244	1,00000	Miguel Moreno Martinez
Fisas Al Khalili	247	1,00000	Miguel Moreno Martinez
Olena Marchenko Blagodelskaya	252	1,00000	Miguel Moreno Martinez
Novacion, C.B.	256	1,00000	Miguel Moreno Martinez
Khadidje Badri Arstah	257	1,00000	Wauters Benoit Florent J
Steve Linde	259	1,00000	Miguel Moreno Martinez
Fisas Al Khalili	262	1,00000	Miguel Moreno Martinez
Novacion, C.B.	285	1,00000	Miguel Moreno Martinez
Soledad Estrada Gomez	292	1,00000	Miguel Moreno Martinez
Ana Maria Gamisans Bosch	32B	1,00000	Miguel Moreno Martinez
Novacion, C.B.	356	1,00000	Miguel Moreno Martinez
Diego Martin Delima	381	1,00000	Miguel Moreno Martinez
Joan Pesaferre Casacuberta	411	1,00000	Miguel Moreno Martinez
Novacion, C.B.	413	1,00000	Miguel Moreno Martinez
Novacion, C.B.	468	1,00000	Miguel Moreno Martinez
Novacion, C.B.	472	1,00000	Miguel Moreno Martinez
Novacion, C.B.	488	1,00000	Miguel Moreno Martinez
Novacion, C.B.	522	1,00000	Miguel Moreno Martinez
Jose Soler Grau	528	1,00000	Miguel Moreno Martinez
Jose Soler Grau	532	1,00000	Miguel Moreno Martinez
Novacion, C.B.	533	1,00000	Miguel Moreno Martinez
Khadidje Badri Arstah	600	1,00000	Wauters Benoit Florent J
Asim Al-Khalili	601	1,00000	Miguel Moreno Martinez
Sina Muscati	602	1,00000	Miguel Moreno Martinez
Samer Muscati	605	1,00000	Miguel Moreno Martinez
Emir Al-Khalili	606	1,00000	Miguel Moreno Martinez
Luna Al-Khalili	608	1,00000	Miguel Moreno Martinez
Asim Al-Khalili	609	1,00000	Miguel Moreno Martinez
Asim Al-Khalili	612	1,00000	Miguel Moreno Martinez
Asim Al Khalili	613	1,00000	Miguel Moreno Martinez
Asim Al-Khalili	614	1,00000	Miguel Moreno Martinez
Novacion, C.B.	641	1,00000	Miguel Moreno Martinez
Novacion, C.B.	644	1,00000	Miguel Moreno Martinez
Novacion, C.B.	647	1,00000	Miguel Moreno Martinez
Novacion, C.B.	650	1,00000	Miguel Moreno Martinez
Maximo Flores Rodriguez	656	1,00000	Miguel Moreno Martinez
Maria Davila Benitez	675	1,00000	Miguel Moreno Martinez
Fernando Crespo Martin	103B	1,00000	Miguel Moreno Martinez
Carlos Pasarell Fontan	302A	1,00000	Miguel Moreno Martinez
Carlos Pasarell Fontan	302B	1,00000	Miguel Moreno Martinez
Joan Pesaferre Casacuberta	303A	1,00000	Miguel Moreno Martinez
Joan Pesaferre Casacuberta	303B	1,00000	Miguel Moreno Martinez
Novacion, C.B.	ZCIAL	1,00000	Miguel Moreno Martinez

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 n° 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. Secretary, Mr. Miguel Moreno, of the actions and actions undertaken since the General Meeting held on 07/08/2024 until 30/06/2025.

2.- Economic report for the financial year 01/07/2024 to 30/06/2025. 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 01/07/2024 to 30/6/2025.

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 01/07/2024 to 30/06/2025, 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 01/07/2025 to 30/06/2026, and how to attend to it.

6.- Matters of interest to the development and various maintenance works, if applicable:

6.1.- Clearing of the perimeter strip. Forest Fire Prevention Act 5/2003. New forestry work fee approved by the Lloret de Mar City Council. Decision to carry out the work via contracting with the ECU (Ecuadorian Culinary Union) or by applying the municipal fee.

6.2 Dirty plots and undergrowth. Owners' obligation to clear them in accordance with Act 5/2003.

7.- Requests and questions.

1.- Formation of the list of present and represented. Presentation by Mr. Secretary, Mr. Miquel Moreno, of the actions and actions undertaken since the General Meeting held on 07/08/2024 until 30/06/2025.

The first point of the agenda is now underway, with the President of the Conservation Entity, Mr. Manel Rubira Trujillo, opening the session, greeting and thanking the owners for attending the thirtieth Ordinary General Assembly of the Lloret Blau Conservation Entity. He then gave the floor to Mr. Miguel Moreno Martínez, Secretary of the Governing Board, who welcomed all the owners in attendance and thanked them for their participation in the assembly.

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 Orobitg, 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.

It is hereby reported that a total of 66 owners representing 108 votes are attending the meeting, including those present and those represented. Fourteen owners representing 17 votes have been excluded from voting rights, leaving a total of 52 owners representing 91 votes entitled to vote.

Mr. Moreno proceeds to present and comment on the

ACTIONS AND MEASURES UNDERTAKEN SINCE THE 2024 ASSEMBLY

C-63 SEMI-ROUNDBOUT

- 1) The City Council is responsible for patching the asphalt in this area. In view of the significant deterioration observed in recent months, and following repeated complaints from the Authority, in the third week of July, the City Council resurfaced all sections used by vehicle traffic. The area covered 1,227 m² at a cost of €54,450, to be covered by the City Council.
- 2) The City Council has been asked to provide traffic calming at the entrance and exit to the development, requiring it to build a safer access and exit lane similar to those in the Los Pinares development.
- 3) The City Council has been asked to address the street lighting in the semi-roundabout area, including the ramp. Two options: a) Connect the existing, privately owned streetlights to the street lighting, following negotiation and agreement with the owner of that area; b) Install floodlights in Baix Llobregat, oriented in that direction. A) is considered more suitable, since b) could cause glare.

HORIZONTAL SIGNAGE PAINTING

As planned, the speed bumps and horizontal signage were painted on November 24. The Baix Llobregat railing was also painted due to its poor condition.

PILLOWS ON SIDEWALKS

It is prohibited to install bollards or any other element that obstructs public roads, including sidewalks. The City Council will require owners who have installed them to remove them, and if they fail to do so, City services will do so.

VEGETABLES AND RUNA IN CONTAINERS AND SURROUNDING AREAS

The incivility and lack of respect for others is unstoppable. Some owners continue to deposit plant debris, both inside and outside of containers, and the aggravating factor is that they do so without bagging them.

For several weeks, the situation has worsened due to visits from wild boars, which knock over containers and scatter trash remains on public roads. The City Council has been informed so they can take the necessary measures to prevent wild boars from accessing the trash container area by installing a system to prevent wild boars from tipping over containers, either by anchoring or securing them to the ground, or by closing access with gates or other systems to prevent wild boars from continuing to tip containers and their contents onto public roads.

The situation is serious due to its impact on the environment, unpleasant odor, and health risks. It is also not the responsibility of the owners to remove and replace them, as overturned containers impede the passage of vehicles.

Rubbish may NOT be placed inside or outside containers, anywhere in their surroundings, or anywhere in the residential area.

GARROTXA WALL

Due to a landslide, part of the base of the support wall on a section of the public road between Baix Llobregat and Garrotxa was exposed, which is likely to cause that section of the public road to collapse.

After many months, since the initial request was filed with the City Council, it was restored with a counter wall, although a few days later, part of the rockery collapsed onto the public road, compromising the solidity of the counter wall and, consequently, the original wall that was intended to be reinforced. Restoration work has recently been completed.

INFORMATION SIGNAGE IN BAIX LLOBREGAT

At the entrances to the development, there are signs informing of the maximum speed limit and warning of the presence of speed bumps.

Thieves seized the support posts and tore down the sign at the entrance to Baix Llobregat. It is incomprehensible that acts of vandalism would have occurred, especially given the paltry sum the offender will have received when the support poles are sold.

Replacement has been carried out at the expense of the City Council's funds.

INTERMITTENT STREET LIGHTING BLACKOUTS

Street lighting blackouts occur fairly frequently, the causes of which are sometimes not understood by the maintenance team.

Of note, due to their duration, are Christmas and New Year's 2024 blackouts in R. Darío, Rosselló, and Cerdanya, where the blackout kept those streets dark throughout the holidays.

Baix Camp and La Selva streets have also been dark repeatedly.

It is worth remembering that any neighbor affected by a street lighting blackout should report it to the Local Police: 972 36 17 36, who will immediately forward the incident to the City Council's maintenance team.

TRAFFIC SIGNS TO BE REPLACED

The vertical traffic sign indicating the entrance to Lloret Blau through the bar area is rusted and deformed. We requested its replacement from the City Council, and their initial response was that it was not their responsibility. We insisted, once again providing documentation from previous cases demonstrating that the City Council is responsible for traffic signs, street signage, and maintenance. The City Council always tries to address the problem, and the ECU documentation archive addresses it.

ENDESA ACTIONS TO IMPROVE THE ELECTRICAL GRID

In December 24, Endesa installed a conduit that runs through Rubén Darío and Cerdanya, from panel Q5, solving the intermittent power outages that occurred in homes in that area.

CLEANING OF UNBUILT PLOTS

The City Council signed an agreement with the County Council, under which it took over the management of the cleanup of unbuilt plots.

The technical team and the head of the CC office were in Lloret Blau on July 25.

With a map in hand, Mr. Moreno and Mr. Sais were with them, reviewing the condition of the unbuilt plots under the management of the County Council, although responsibility for this aspect remains with the City Council.

For owners who ignore the requirements, the County Council will sanction them as follows:

1) A coercive fine of 300 euros; 2) A coercive fine of 700 euros; 3) A coercive fine of 1,000 euros; 4) Subsidiary enforcement by the C.C. (City Council), which carries out the cleanup itself and claims from the owner the cost of the cleanup and clearing, which amounts to a minimum of 1,200 euros.

The County Council is managing the cleanup and clearing of 175 plots in Lloret Blau.

As of July 25, the status of the 175 plots is as follows:

a) 30 plots are compliant and adhere to the SCPIF (Sanitary and Environmental Protection Agency).

b) 56 comply with the C.C.'s cleaning and clearing standard.

c) 52 are non-compliant, and the C.C. The CC is requesting that they be cleaned and cleared.

d) 37 are in non-compliance and have ignored the first three requests of the CC, so the CC will proceed with subsidiary enforcement. These 37 cases will have a minimum cost of 3,200 euros for the cleaning and clearing of their plots. These plots are identified by a "subsidiary enforcement" notice that the CC has posted on each of them.

VANDALISM ON STREET FURNITURE

Some people vent their frustration by spraying graffiti on street furniture, which must be repainted at the corresponding cost of materials, borne by all residents, and also using part of the time of the entity's employees. In this case, we are referring to the mailboxes that have been repainted.

DRINKING WATER PRESSURE IN TARRAGONÉS

The contract for the civil works to renew the drinking water pipeline on Tarragonés Street has been awarded, suggesting that Aqualia will soon begin restoring the entire network, ensuring residents will have the necessary pressure in their homes. This problem has been a problem they have been experiencing for many months.

PENDING MATTERS WITH SEVERAL APPLICATIONS

At the request of the Governing Board, Mr. Adrià Lamelas, Mayor, and Mr. Frederic Guich, Councilor, visited the development on June 20.

They were able to see firsthand most of the incidents for which applications have been submitted, and the entity believes that sufficient time has passed for the City Council to fully resolve them. It should be noted that municipal regulations require a new application to be filed every three months. The oldest application is 41 months old.

Both the Mayor and the Councillor stated that they are fully aware of the situation and the incidents and are committed to resolving them as quickly as possible in order to close the case.

Minutes were kept and posted on the City Council's website, which is available for consultation by anyone who wishes to do so.

PROPOSAL TO IMPROVE THE TRASH CONTAINER AREA

At the 2024 Assembly, a proposal was made to request the City Council to improve the trash container area. Three requests were submitted: 10/9/2024 – 02/21/2025 – 05/28/2025. Ten months later, the City Council remains completely silent.

The summary of the requests made is: "...That the situation be considered communicated again and that the Lloret de Mar City Council inform the Lloret Blau ECU about what civic awareness campaigns will be carried out and what fencing solution has been considered for the container areas located at different points in the Lloret Blau development..."

CHRISTMAS LIGHTING

Last year, the City Council installed the lights in the wrong location. They should have been located on the old Lloret-Vidreres road, at the top of the ramp, as in previous years.

BRANCHES INVADING SIDEWALKS AND PUBLIC WAYS

These are homes whose tree branches and/or vegetation are invading sidewalks and public ways. The City Council is responsible for directly requesting the owners to have the necessary work cut down, leaving the sidewalk and public way clear. Coincidentally, this morning during a town hall meeting, they were cutting tree branches and vegetation from a plot of land in Baix Llobregat, which is required for all plots in this condition.

RECENT INCIDENTS

- Video surveillance camera incorrectly oriented in Segrià (June 25) – No camera can perform the detected rotation maneuver on its own. One might wonder why someone allegedly tried to disable that video surveillance camera. It was immediately repaired due to the need to protect the development from criminals.
- Fallen streetlight pole in Segrià (Jul 25) – The immediate intervention of the firefighters eliminated the danger of the pole, which had fallen against the wall of the house and was occupying part of the sidewalk.
- Severely leaning streetlight pole in Rosselló (Jul 25) – The inclination of the pole and the wiring hanging close to the ground suggested it could fall to the ground, endangering pedestrians and vehicles. The repair was immediate.
- Septic tank leak in the public street in Rosselló (Jul 25) – Emergency action was taken, and the City Council will inform the owner of the next steps.

These are clear examples of incidents that need to be resolved urgently. The Governing Board requests the cooperation of any neighbor who detects them. It will be sufficient for you to provide the information to MRS.



2.- Economic report for the financial year 01/07/2024 to 30/06/2025. 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;

Código	Título cuenta	Gasto Real	Presupuesto
Grupo 01 - Gastos Generales			
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	OBRA S 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:		126.553,62	68.672,00
Código	Título cuenta	Ingreso Real	Presupuesto
Grupo 02 - Ingresos			
7000000	INGRESOS POR CUOTAS	68.576,00	68.576,00
7690000	INTERESES DE DEMORA	1.256,91	
Total por grupo:		69.832,91	68.576,00
Grupo 03 - Parcelas edificadas			
Resultado ejercicio:		-56.720,71	

Items that recur annually, the amounts of which have been adjusted to expectations:

- Maintenance staff + social security contributions (€25,699.02)
- Legal advice (€8,744.60)
- Administration fees (€13,391.99)
- Civil liability insurance (€1,883.76)

General expenses: mailing of meeting notices, minutes, translations, registry notes, Assembly room rental, etc. (€7,105.96)

Upkeep and maintenance: miscellaneous repairs to the development, vehicle maintenance and fuel, miscellaneous materials, signage, etc. (€8,792.68)

Statement of accounts and balance sheets as of the financial year end 01.07.24 to 30.06.25

The difference between actual expenses and the approved budget has resulted in a surplus of €4,123.99, which is proposed to be transferred to the reserve fund.

It is again reported that CaixaBank's fixed-term deposits were grouped with Banc de Sabadell, as they do not offer any type of return. Thus, the Bank has a balance of €160,137.06 in the new account opened at Banc Sabadell and €161,393.46 in the Banc de Sabadell account. The unified general reserves established in last year's balance sheet were €529,042.39.

The owners are then asked to approve the accounts for the 2024/2025 financial year, as well as to transfer the surplus obtained to the Entity's Reserve Fund. This proposal is unanimously approved by those present, with 52 owners voting in favor, representing 91 votes. Consequently, the accounts for the financial years 01/07/2024 to 30/06/2025 are approved by a majority, and the surplus obtained, amounting to €4,123.99, is transferred to the reserve fund.

3.- Report statement of accounts and balance sheets at the closing date of the financial year 01/07/2024 to 30/6/2025.

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 01.07.24 to 30.06.25 and the balance sheets for consideration by the assembly, being approved unanimously as follows:

		Ejercicio 2024/2025	
BALANCE CONTABLE		ACTIVO	PASIVO
Reservas generales			529.042,39
Resultados del ejercicio			4.123,99
Pendiente de recuperar prov. procurador demandas cuotas		4.592,41	
Saldos proveedores e industriales			649,51
Ingresos pendientes aplicación			3.424,72
Retenciones I.R.P.F. Profesionales (liquidación 20/07/2025)			259,62
Organismos Seguridad Social Acreedor			667,20
Saldo final en B. Sabadell 1806 (n/favor)		160.137,06	
Saldo final en B. Sabadell 7814 (n/favor)		161.393,46	
SALDO PROPIETARIOS	* Deudores Gest. Cobro	147.832,07	
	* Deudores Sit. Judicial	65.974,31	
	* Acreedores	-1.761,88	
		538.167,43	538.167,43

OPERATING ACCOUNT 2024-2025

CUENTA DE PERDIDAS Y GANANCIAS	Ej. 2024/2025
1. Importe neto de la cifra de negocios	68.576,00
705 Ingresos por facturaciones	68.576,00
6. Gastos de personal	-25.699,02
640 Gastos de personal	-25.699,02
7. Otros gastos de explotación	-39.908,99
620 Servicios exteriores	-39.908,99
Gastos Generales	-7.105,96
Conservación y Mantenimiento	-8.782,68
Medidas de Prevención de Incendios	
Obras de Conservación y Mejora	
Honorarios de Administración	-13.391,99
Honorarios Asesoría Jurídica	-8.744,60
Seguro Responsabilidad Civil	-1.883,76
RESULTADO DE EXPLOTACIÓN	2.967,99
7. Intereses de demora	1.156,00
669 Intereses de demora	1.156,00
RESULTADO FINANCIERO	1.156,00
RESULTADO DEL EJERCICIO	4.123,99

Next, it is proposed to the owners the approval of the balance sheet and accounts corresponding to the year 2024/2025, 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 01/07/2024 to 30/06/2025 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 01/07/2024 to 30/06/2025. processing of collection of the outstanding balances through executive collection of the City council of Lloret de Mar.

In the 2024-2025 fiscal year, €24,678.92 was returned (35.99% of the issued installments), compared to €25,409.30 in the 2023-2024 fiscal year (37.05% of the installments). In 2023-2024, unpaid debts reached 36.89% of the issued installments. The trend in 2024-2025 was almost 1% lower in unpaid debts compared to the previous fiscal year.

The collection of unpaid debts in 2024-2025 reached €29,256.83 compared to €25,409.30 in the 2023-2024 fiscal year.

The accumulated outstanding balance at the close of 2024-2025 reached €212,672.38, a 0.35% decrease compared to the accumulated balance for 2023-2024 of €214,367.

Of the 100% of the installments issued since 1996, 91.10% have been collected. The outstanding balance at the close of 2023-2024 is €212,672.38 (8.90%).

Of the €212,672.38 in accumulated outstanding balances, MRS has previously taken all possible steps with the delinquent owners, and now it is the administrative, executive, and judicial authorities who must ensure that the delinquent owners pay. These amounts are listed below:

Núm. Parcela	Judicial - multas	Ejecutiva 2012- 2013	Ejecutiva 2013- 2014	Ejecutiva 2014- 2015	Ejecutiva 2015- 2016	Ejecutiva 2016- 2017	Ejecutiva 2017- 2018	Ejecutiva 2018- 2019	Ejecutiva 2019- 2020	Ejecutiva 2020- 2021	Ejecutiva 2021- 2022	Ejecutiva 2022- 2023	Ejecutiva 2023- 2024	Pendientes 2024	Total Pendientes
4		1.891.20	83.54	84.63	84.61	97.57	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	2.016.35
12													0.80	134.40	135.20
14														134.40	134.40
16													134.40		134.40
18														67.20	67.20
19														67.20	67.20
20					134.84	151.87		66.48	69.02	70.83	139.85	140.39	70.83	843.91	843.91
23									134.40	34.40	134.40	62.40		365.60	365.60
25												84.00		84.00	84.00
26													134.40		134.40
33														84.00	84.00
34													87.20	134.40	134.40
36														141.98	141.98
39														134.40	134.40
40	2686.39		169.47			160.52	138.24	134.40	134.40	134.40	134.40	134.40	134.40		3.937.02
41	1183.66				83.64	100.07	86.40	84.00	84.00	84.00	84.00	84.00	84.00		1.937.77
42	613.72	709.24			83.64	100.07	86.40	84.00	84.00	84.00	84.00	84.00	84.00		2.067.67
43	556.66			125.26	89.54	101.21	87.44	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1.550.11
45	673.56	310.8				156.89	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2.220.31
46								134.40	134.40	134.40	134.40	134.40	134.40		806.40
48	451.17	500.22				101.21	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1.732.00
49														134.40	134.40
55												141.18			141.18
64							136.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1.079.04
65													71.93		71.93
71														84.00	84.00
80													3.63		3.63
90											134.40	134.40	134.40	134.40	537.60
95	111.57	308.82							96.12	134.40	134.40	134.40	134.40		1.096.81
97														102.50	102.50
99						136.48		132.96	139.36	138.70	134.40	134.40	134.40	134.40	950.79
101														42.00	42.00
104	479.51	51.46												3.20	534.17
105								84.00	84.00	84.00	84.00	84.00	84.00	84.00	504.00
106														84.00	84.00
107														84.00	84.00
108														84.00	84.00
109								134.40	134.40				51.20		454.40
110														84.00	84.00
111														84.00	84.00
112						141.88	137.36	134.40							413.64
114											134.40	134.40	134.40		403.20
115										16.00	84.00	84.00	84.00		268.00
117										69.68					69.68
129										138.04	134.40	134.40	134.40	134.40	675.64
132										69.68	141.18	141.18	134.40	134.40	626.84
133						86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	674.40
135													69.93		69.93
136													42.00		42.00
137	1697.97	308.82			156.89	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	134.40	3.242.82
139						67.63	133.02	134.40	134.40	134.40	134.40	134.40	134.40		1.007.05
145							0.00	1.28	134.40	133.12	134.40	134.40	134.40		672.00
165														134.40	134.40
166														84.00	84.00
167										139.35		69.68	141.88	139.69	489.58
170											10.40				10.40
181														139.03	139.03
182						144.88	136.48	132.96	132.96	139.36	141.18	141.18	134.40	134.40	1.737.80
183										134.40	134.40	134.40	134.40		672.00
184	478.84					161.68	136.48	132.96	132.96	139.36	141.18	141.17	134.40	134.40	1.733.43
188														134.40	134.40
189									134.40	134.40	134.40	134.40	134.40	134.40	806.40

Núm. Parcela	Judicial - Incoborables	Ejecutiva 2012-2013	Ejecutiva 2013-2014	Ejecutiva 2014-2015	Ejecutiva 2015-2016	Ejecutiva 2016-2017	Ejecutiva 2017-2018	Ejecutiva 2018-2019	Ejecutiva 2019-2020	Ejecutiva 2020-2021	Ejecutiva 2021-2022	Ejecutiva 2022-2023	Ejecutiva 2023-2024	Pendientes 2024-2025	Total Pendiente
190	1006.33													42.00	1,046.33
191											84.00	84.00	84.00	84.00	336.00
192									134.40	134.40	134.40	134.40	134.40	134.40	806.40
194													67.20	67.20	67.20
196									84.00	84.00	84.00	84.00	84.00	84.00	504.00
199	1449.42														1,449.42
200												134.40	134.40	134.40	403.20
205									134.40	134.40	134.40	134.40	134.40	134.40	806.40
206									139.36	141.18	141.17	134.40	134.40	134.40	890.51
208									12.80						12.80
209														134.40	134.40
212														134.40	134.40
215											84.15	48.48			84.45
215											69.35	67.20			136.55
219												67.20	134.40	134.40	336.00
222														45.28	45.28
223														42.00	42.00
231										134.40	134.40	134.40	134.40	134.40	672.00
238													3.20	134.40	137.60
239							139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1,079.04
241							134.40	134.40	134.40	134.40	134.40	134.40	134.40	134.40	940.80
242								134.40	134.40	134.40	134.40	52.77	134.40	134.40	859.17
248														42.00	42.00
249														70.83	70.83
253									96.40	84.00	84.00	84.00	84.00	84.00	674.40
254											84.00	84.00	84.00	134.40	470.40
266											67.20	134.40	134.40		336.00
268														53.93	53.93
268														78.00	78.00
269											139.85	139.85	134.40	134.40	548.50
270							139.24	134.40	134.40	134.40				134.40	675.84
273												43.82	89.98	84.00	217.80
276	561.76	312.63		125.25	84.61	101.21	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,859.88
279														84.00	84.00
280							139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1,079.04
283												42.00	84.00	84.00	210.00
284												42.00	84.00	84.00	210.00
287														71.50	71.50
294							139.24							134.40	273.64
297														71.48	71.48
298									62.08	72.32	134.40	134.40	134.40	134.40	672.00
304							139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	944.64
305									80.22	134.40	134.40	134.40	134.40	134.40	752.22
307	1063.51	309.5					139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,452.05
308	490.92	163.74				48.63	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,377.69
315														134.40	134.40
316													67.20	134.40	201.60
317													42.00	84.00	126.00
318													42.00	84.00	126.00
319											67.20	134.40		201.60	201.60
320												58.88	134.40		193.28
322	2000.01	249.21				101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	3,024.84
324	3125.33	263.97				152.12	139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	4,819.86
327														84.00	84.00
331													71.50		71.50
335														111.68	111.68
339										134.40	134.40	134.40	134.40	134.40	672.00
340										6.40	134.40	134.40	134.40	134.40	544.00
341	352.07						139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1,431.11
344														134.40	134.40
347							96.24				141.18	141.18	141.86	136.69	631.15
348											3.20	134.40	134.40	134.40	272.00
349									139.36				89.93	142.99	352.28
Núm. Parcela	Judicial - Incoborables	Ejecutiva 2012-2013	Ejecutiva 2013-2014	Ejecutiva 2014-2015	Ejecutiva 2015-2016	Ejecutiva 2016-2017	Ejecutiva 2017-2018	Ejecutiva 2018-2019	Ejecutiva 2019-2020	Ejecutiva 2020-2021	Ejecutiva 2021-2022	Ejecutiva 2022-2023	Ejecutiva 2023-2024	Pendientes 2024-2025	Total Pendiente
352								66.39	134.40	134.40	134.40	134.40	134.40	134.40	872.89
361														69.20	69.20
363														92.59	92.59
365														134.40	134.40
366														134.40	134.40
367								3.16	84.00	84.00	84.00	84.00	84.00	84.00	507.16
376	835.27					156.90	139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,071.21
380										67.20	134.40	134.40	134.40	134.40	604.80
384	596.53					101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,372.15
385	427.6	484				101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,687.22
386	458.18					96.44	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,239.03
387									69.43						202.84
389	320.57	304.45	165.47							134.40	117.88	134.40	134.40	134.40	1,445.97
390											134.40	134.40	134.40	134.40	537.60
392									84.00	84.00	84.00	84.00	84.00	84.00	504.00
393									134.40	134.40	134.40	134.40	134.40	134.40	806.40
402														134.40	134.40
404						101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	775.82
405	541.08	136.62				96.44	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,448.54
410													134.40	134.40	268.80
411											67.65				67.65
414	1127.3	310.12				156.90	139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,675.36
415														89.40	89.40
416	367.1	1135.34	165.47			156.90	139.24	134.40	134.40	134.40	134.40			78.80	2,445.09
427							139.24	134.40	134.40	134.40	134.40				675.84
428													141.86	142.99	284.85
429							139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1,079.04
431							139.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1,079.04
434							134.40	134.40	67.20		134.40	134.40	134.40	134.40	739.20
441								134.40	134.40	134.40	134.40	134.40	134.40	134.40	806.40
442										42.00		84.00	84.00	84.00	210.00
443											42.00	84.00	84.00	84.00	210.00
444												42.00	84.00	84.00	210.00
445												42.00	84.00	84.00	210.00
446	79.26											8.82	134.40	134.40	266.88
448							11.28								11.28
449														134.40	134.40
454														67.20	67.20
455											67.20	134.40	134.40	134.40	470.80
460											141.17	141.17	141.86	134.40	558.60
462													84.00	84.00	168.00
463														20.00	20.00
464														42.00	42.00
465														84.00	84.00
466													32.67	84.00	116.67
469															

Núm. Parcela	Judicial - Incobrables	Ejecutiva 2012-2013	Ejecutiva 2013-2014	Ejecutiva 2014-2015	Ejecutiva 2015-2016	Ejecutiva 2016-2017	Ejecutiva 2017-2018	Ejecutiva 2018-2019	Ejecutiva 2019-2020	Ejecutiva 2020-2021	Ejecutiva 2021-2022	Ejecutiva 2022-2023	Ejecutiva 2023-2024	Pendientes 2024-2025	Total Pendiente
512														91.40	91.40
519														141.88	141.88
521														84.00	84.00
526														88.60	88.60
540	1287.95		165.46			156.90	130.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,699.35
541							86.40			84.00					170.40
542							86.40		84.00	84.00					254.40
543							86.40		84.00	84.00	12.00	84.00	84.00	4.00	438.40
544								134.40	134.40	134.40	134.40	134.40	134.40		840.80
610										134.40	134.40	134.40	134.40	134.40	672.00
613														6.00	6.00
621											84.00	84.00	84.00	84.00	336.00
625														142.99	142.99
626														84.00	84.00
627														84.00	84.00
628													44.73	84.00	128.73
629														32.00	32.00
630														42.00	42.00
631	953.25	267.88				152.12	130.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,452.29
634	484.02	429.12				101.22	86.40	84.00	84.00	84.00		84.00	84.00	84.00	1,686.76
640												84.00	84.00	84.00	336.00
643														84.00	84.00
645												84.00	84.00	84.00	252.00
646												84.00	84.00	84.00	252.00
649														84.00	84.00
651												84.00	84.00	84.00	252.00
653											134.40	134.40	134.40	134.40	537.60
654														134.40	134.40
655														67.20	67.20
656													40.40	134.40	309.20
658													134.40	134.40	403.20
659	914.34	209.99				101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,899.95
662	789.24	183.75				96.44	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,702.83
663										134.40	134.40	134.40	134.40		537.60
664	295.34	745	123.12	131.43	88.25	101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	2,156.76
666														134.40	134.40
667												134.40	134.40	134.40	537.60
668								67.20	134.40	134.40	134.40	134.40	134.40		739.20
669	1008			125.28	85.90	101.22	86.40		84.00	84.00	84.00	84.00	84.00	84.00	1,908.78
670								67.20	134.40	134.40	134.40	134.40	134.40		739.20
671										134.40	134.40	134.40	134.40		537.60
672								67.20	134.40	134.40	134.40	134.40			739.20
676													46.40	84.00	130.40
677													134.40	134.40	268.80
680	310.81	820.99				137.82	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,346.46
682		33.51								84.00	84.00	84.00	84.00	84.00	433.51
683								84.00							84.00
684	486.11	187.38				97.16	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,437.05
685														84.00	84.00
1039														84.00	84.00
1068										66.96	84.00	84.00	84.00	84.00	424.96
1188								2.13	134.40	134.40	134.40	134.40	134.40	134.40	808.53
2028										84.00	84.00	84.00	84.00	84.00	336.00
300A										25.28	84.00	84.00	84.00	84.00	361.28
300B										42.00	84.00	84.00	84.00	84.00	378.00
300C										67.20	134.40	134.40	134.40	134.40	604.80
300D										42.00	84.00	84.00	84.00	84.00	378.00
303A											67.65				67.65
303B											67.66				67.66
322B	3208.35	256				132.12	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	4,693.51
382B	456.16					96.45	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,226.01
383A	353.32					101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,128.94

Núm. Parcela	Judicial - Incobrables	Ejecutiva 2013-2014	Ejecutiva 2014-2015	Ejecutiva 2015-2016	Ejecutiva 2016-2017	Ejecutiva 2017-2018	Ejecutiva 2018-2019	Ejecutiva 2019-2020	Ejecutiva 2020-2021	Ejecutiva 2021-2022	Ejecutiva 2022-2023	Ejecutiva 2023-2024	Pendientes 2024-2025	Total Pendiente
LL0B	20615.27	4741.23				2,491.92	2,505.80	2,436.00	2,436.00	2,436.00	2,436.00	2,436.00	2,436.00	47,606.02
99-EX	639.44													639.44
105-EX	877.57													877.57
344-EX	532.00													532.00
368-EX	942.85													942.85
414-EX	280.12													280.12
419-EX	291.09													291.09
426-EX	504.28													504.28
434-EX	1,099.34													1,099.34
441-EX	98.59													98.59
454-EX	245.26													245.26
620-EX	415.54													415.54
631-EX	293.24													293.24
636-EX	739.40													739.40
638-EX	442.18													442.18
432A-EX	278.45													278.45
432B-EX	259.98													259.98
TOTALES	65,974.31	16,111.66	888.93	764.61	871.07	7,326.47	9,115.47	9,029.69	11,459.22	14,091.61	15,377.51	17,192.18	19,401.03	212,672.48

The lawyer of the Conservation Entity, Mr. Jordi Orobítg, 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 2024-2025 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 2024-2025 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, 2025 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 01/07/2025 to 30/06/2026, and how to attend to it.

The expenditure budget for the financial year is submitted to the present for consideration. 01.07.25 to 30.06.26, approved by the unanimity of the owners, obtaining 52 votes in favor representing 91 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	7.000,00
6220102	CONSERVACIÓN Y MANTENIMIENTO	9.000,00
6220104	OBRAS DE CONSERVACIÓN Y MEJORA	2.272,00
6230001	HONORARIOS ADMINISTRACIÓN	13.400,00
6230002	ASESORIA JURÍDICA	9.000,00
6250001	SEGURO RESPONSABILIDAD CIVIL	2.000,00
6400001	SALARIO PERSONAL Y SEGUROS SOCIALES	26.000,00
Total Presupuesto		68.672,00

FEES FOR THE FINANCIAL YEAR 2025-2026

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 52 votes in favor representing 91:

- a) It is agreed that the fee for the financial year 2025-2026 can be paid twice, 50% up to the whole day September 1, 2025 and the remaining 50% before January 1, 2026.
- 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 2025-2026, 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 2025-2026** and subsequent, unless otherwise agreed.

6.- Matters of interest to the development and various maintenance works, if applicable:

Mr. Frederic Guich, a representative of the City Council and member of the ECU Governing Board, took the floor. He emphasized some of the points previously addressed by Mr. Moreno, especially those to which the City Council has not yet responded, and pledged to pursue the resolution of all the issues reported by the ECU. He also expressed his firm commitment to continue supporting and assisting in the daily activities of the organization.

6.1.- Clearing of the perimeter strip. Forest Fire Prevention Act 5/2003. New forestry work fee approved by the Lloret de Mar City Council. Decision to carry out the work via contracting with the ECU (Ecuadorian Culinary Union) or by applying the municipal fee.

Next, item 6.1 of the agenda is addressed. The Administrator reports that until 2020, the cleaning of the perimeter strip was carried out biennially, but since 2021, it has been carried out annually at the request of the Generalitat (Catalan Government), which has eliminated the 50% subsidy it granted to the City Council, which then granted it to the ECU (Ecuadorian Culinary Association).

Please be advised that on May 31, 2021, the Lloret de Mar City Council approved Tax Ordinance No. 29: "Fee for the Provision of Forest Fire Prevention Services." This will make it responsible for the annual cleaning of perimeter strips by directly charging each owner a fee of €21, provided that the entity has not notified the City

Council of its intention to carry out the cleaning of the perimeter strip with its own resources and under its own responsibility, before January 31 of each year.

In the event of a fire, without cleaning the perimeter strip, the entity would be obligatorily responsible for the damages caused by the incident and cover any resulting costs. This is a risk we should not and cannot assume, and therefore, it will be done annually, complying with the Generalitat's requirements in this regard.

Until 2021, via the City Council, Lloret Blau received a subsidy from the Generalitat of approximately 50% of the expenses. That is, the entity paid out around €5,000 biennially for this purpose, or an average of around €2,500 annually.

Starting in 2022, the Generalitat withdrew the subsidy it granted to the City Council, so the entire cost of cleaning the perimeter strip will fall on the owners.

As a point of reference, we would like to point out that the annual cost of cleaning the perimeter strip will range between €9,044.75; €10,383.01; and €13,420; These amounts correspond to the budgets obtained for the cleanup carried out at the end of 2020 and will therefore be used as a reference for undertaking the refurbishment process in the coming years.

The City Council, aware of the danger and risk posed by not having the perimeter strips properly maintained and clean, in accordance with the parameters set by the Generalitat (Generalitat), approved on May 31, 2021, Tax Ordinance No. 29: "Fee of €20 for the provision of forest fire prevention services." This fee, which would be charged directly to each property owner, would assume responsibility for the annual cleaning of the perimeter strips.

However, it will be the owners, by their vote, who will decide each year who will clean the perimeter strip: the City Council with the fee charged directly to each owner, or the Entity with the assessment charged directly to each owner. The amount payable by each owner would be the same, whether it be a fee or an assessment.

Once the situation was explained, the need to carry out the cleaning work of the perimeter strip was debated among those present, understanding that it would be better for said work to be carried out by the City Council, thus approving unanimously by those present that the City Council be the one to carry out the cleaning of the perimeter strip next year 2026.

6.2 Dirty plots and undergrowth. Owners' obligation to clear them in accordance with Act 5/2003.

In 2020, the City Council signed an agreement with the La Selva Regional Council, delegating to it some of the responsibilities for compliance with the obligations established in Article 3.1.b) of Law 5/2003. Under this agreement, the responsibility for ensuring that owners fulfill their responsibility to clear their plots falls to the La Selva Regional Council: "Action on interior, undeveloped plots will consist of notifying the obligated parties, offering them permission to authorize the Regional Fire Prevention Service to carry out the work on the plots on a subsidiary basis, or for the owner to do so themselves, and requesting and initiating the corresponding disciplinary proceedings in cases of non-compliance."

Currently, according to the Regional Council, the administration is contacting all owners of plots with excessive undergrowth and debris. Initially, the County Council will manage 175 plots.

It is worth remembering again that the County Council will initiate a sanctioning and compulsory subsidiary enforcement procedure against the non-compliant owner. The procedure includes: 1st coercive fine: €300; 2nd coercive fine: €700; 3rd coercive fine: €1,000; Compensation for the cost of enforcement: €1/m², with a minimum cost of €1,225.58/plot.

7.- Requests and questions.

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

- **Old Vidreres Road.-** It is stated that the old Vidreres road is currently poorly maintained, making driving on it very dangerous. It is requested that the competent authorities be required to clean and maintain it properly. The Secretary then explains that the road has recently been cleaned, in response to the request made by the authorities responsible for its maintenance.

• **Problematic signage on the old Vidreres road.**- It is stated that the road signage on this road is incorrect, as the lane dimensions are not equal and the lane widths are different. This situation should be addressed to the competent authorities.

• **Improved cleaning of the garbage container area on Rubén Darío Street.** - The following is a statement of the need to improve the garbage container area in the Rubén Darío Street area due to the current accumulation of debris outside. It is understood that the City Council would need to fence off the container areas or find a space to box them in. Likewise, the need to consider installing surveillance cameras to identify uncivilized individuals who are not using the container area properly is also highlighted.

Likewise, the need to improve the visibility of this area is highlighted, preventing vehicle parking at the intersection with Zorrilla Street, due to the difficulty of visibility in this area when vehicles are parked. In addition to the no-parking sign, it is necessary to install a mirror sign that allows vehicles to be seen from Zorrilla Street on Rubén Darío Street.

• **Status of the urbanization's sewage service.**- A homeowner asked about the progress regarding the sewage service. It was again stated that the plenary session of the Lloret de Mar Town Council approved, on January 29, 2024, the suspension of the processing and granting of building permits in the sectors of the Lloret de Mar POUM with urban planning deficits, including Urban Development Area number 21 Lloret Blau, which corresponds to the scope of the Lloret Blau Urban Development Area (UA 35), according to the 1986 General Urban Development Plan (PGOU).

Against this agreement, "ad cautelam", and to protect the rights of the residents of the ECU, at the direction of the governing board, objections were filed, which were dismissed by agreement of the plenary session of the Lloret de Mar Town Council dated April 29, 2024. The objections, in summary, addressed the lack of motivation of the municipal agreement, the violation of the principles of necessity and proportionality, and the abuse of rights, on land classified as urban. This has been consolidated, with a violation of fundamental rights, including the right to access housing, beyond the obvious economic harm to residents.

In parallel, the Lloret de Mar City Council is processing the approval of an ordinance regulating temporary sanitation in new and existing buildings in residential developments with urban planning deficits.

The intention of the Lloret de Mar City Council is to promote a modification of the action system within the scope of PAU21 to move from a compensation system, which entails the initiative to implement sewage systems being the responsibility of the ECU (Ecu), after being transformed into a compensation board, to a cooperation system, transferring the initiative, promotion, management, collection, execution, and assumption of unpaid debts to the Lloret de Mar City Council itself. To date, there is no further news regarding the procedures carried out by the City Council.

• **Suspension of licenses in the area of the Urbanization.**- Information was requested regarding the suspension of licenses in the Urbanization. Mr. Orobitg then took the floor and explained again that the Lloret de Mar City Council adopted the agreement to suspend licenses on January 29, 2024 (Official Bulletin of the City Council of Lloret de Mar 31.01.2024), hypothetically to promote the modification of the POUM and change the compensation system to cooperation, in order to implement the sewer system. However, the statement referred to the creation or reform of the appropriate figure or instrument to achieve the intended urban planning objectives in the urban areas (including Lloret Blau).

Since the suspension, which was not extended for a period of one year and therefore, hypothetically, permit applications could be made, two instruments have been promoted:

- The Program for the Adaptation of Lloret de Mar Urban Developments within Urban Development Areas (PADRULL), approved by the plenary session on December 30, 2024 (Official Gazette 14.01.2025). We submitted objections, which were rejected, but there is no record of its final approval.

- The municipal ordinance regulating temporary sanitation in new and existing buildings in urban developments with urban development deficits (including Lloret Blau). Initially approved on July 29, 2024 (Official Gazette 19.08.2024). There is no record anywhere of its final approval.

Thus, as of today, if owners are being denied license applications, as explained by the entity's lawyer, this denial is being made without justification:

1. As long as the annual license suspension period has elapsed, the option to apply for one remains open.
2. As long as neither the plan nor the ordinance has been definitively approved, they are not in force, and therefore neither are their enforceable conditions.

- **Plant debris containers.** - It is requested that the installation of plant debris collection containers in the development be considered. It is then explained that the garbage collection service is provided by the Lloret de Mar City Council, which is why the same city council should be consulted as to whether they can consider installing this type of container within the development.

- **Security Issues.**- Various attendees highlighted the security issues that exist in the development, pointing out the lack of police presence in the development, as well as the lack of access controls at the entrance, indicating that a serious problem of occupations and marijuana plantations continues to exist. Before or after the presentation, it is reported that more police presence has been requested in the development, noting that this will be reiterated to the relevant authorities, as this is a historical demand and that despite having surveillance cameras around the entire perimeter of the development, it is necessary to request more police presence.

- **Property Access.**- Those in attendance raised the need to request fords at the entrances to their plots, in order to prevent vehicles from parking at their entrances. It is indicated that the installation of bollards on sidewalks is not permitted, a fact that has been reported by the ECU to the City Council. For this reason, it is indicated that it is necessary to request a ford to guarantee property owners' access to their plots.

- **Improvements to urbanization services.**- Some co-owners have expressed the need to consider improving the urbanization's services, although no specific proposals have been made or defined. The suggestion is to present a plan to improve the current urbanization services at the next meeting. This plan should be based on proposals from owners who wish to do so, and they must submit them in writing to MRS for consideration by May 31, 2026, at the latest.

And having nothing more to deal with, the meeting is adjourned at 12:35 p.m. from the place and date indicated at the beginning.

SECRETARY



Vº Bº

PRESIDENT