

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

COPY OF THE MINUTES OF THE ORDINARY GENERAL
ASSEMBLY OF AUGUST 8, 2025

Present:

Propietario	Propiedad	Cuota Copr. %	Cargo en la Junta
Antonio Cambero Lineros	24	1,00000	
Isabel Gual Vicente	28	1,00000	
Jose Miguel Villanueva Tolos	30	1,00000	
Isabel Gual Vicente	31	1,00000	
Stephane Dupont	55	1,00000	
Robin Richter	59	1,00000	
Maria De La Villa Damas Lopez	66	1,00000	
Maria Angeles Antolin Perez	79	1,00000	
Mariano Ariel Fazzari	80	1,00000	
Antonio Morcillo Garcia	91	1,00000	
Yvonne Linda Davenport-Raby	134	1,00000	
Josef Hubert Rutten	140	1,00000	
Antonio Cruxent Miro	143	1,00000	
Valentyn Horbatiuk	205	1,00000	
Maria Angeles Antolin Perez	208	1,00000	
Hans Jargstorf Zwetomir	304	1,00000	
Antonio N. Alba Gonzalez	306	1,00000	
Raquel Monclus Garcia	332	1,00000	
Vicent Gandia Lopez	349	1,00000	
Adrian Moriana Lopez	419	1,00000	
Cornelis Goudriaan	422	1,00000	
Cornelis Goudriaan	423	1,00000	
Cornelis Goudriaan	424	1,00000	
Cornelis Goudriaan	425	1,00000	
Werner Bartsch	433	1,00000	
Aleh Ulevich Kazlouski	434	1,00000	
Jordi Rocavert Lecina	447	1,00000	
Elvira Van Beek	450	1,00000	
Jose Ortiz Gomez	466	1,00000	
Segropro, S.L	467	1,00000	
Gregory Adams Fernandez Basset	516	1,00000	
Claudio Alsina Miquel	642	1,00000	
Miguel Moreno Martinez	652	1,00000	
Nuria Olmos Ruano	678	1,00000	
Ralph Uwe Lehr	679	1,00000	
Raquel Monclus Garcia	332B	1,00000	

Represented:

Propietario	Propiedad	Cuota Copr. %	Representado por
Ana Maria Gamisans Bosch	32	1,00000	Miguel Moreno Martinez
Philippe Claude Ceder	52	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	54	1,00000	Miguel Moreno Martinez
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
Aliseda S.A.U (E-Mail)	104	1,00000	Miguel Moreno Martinez
Jose Mª Torres Sierra	113	1,00000	Miguel Moreno Martinez
Sandra Gallego De La Rosa	132	1,00000	Miguel Moreno Martinez
Novacion, C.B.	141	1,00000	Miguel Moreno Martinez
Novacion, C.B.	142	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
Hector Rodriguez Cortiñas	165	1,00000	Miguel Moreno Martinez
Hector Rodriguez Cortiñas	166	1,00000	Miguel Moreno Martinez
Banc Sabadell, Sa	182	1,00000	Miguel Moreno Martinez
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
Manuel Rubira Trujillo	245	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	246	1,00000	Miguel Moreno Martinez
Fisas Al Khalili	247	1,00000	Miguel Moreno Martinez
Olena Marchenko Blagodelskaya	252	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	253	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	254	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	255	1,00000	Miguel Moreno Martinez
Novacion, C.B.	256	1,00000	Miguel Moreno Martinez
Steve Linde	259	1,00000	Miguel Moreno Martinez
Fisas Al Khalili	262	1,00000	Miguel Moreno Martinez
Jorge Maqueda Gual	279	1,00000	Miguel Moreno Martinez
Novacion, C.B.	285	1,00000	Miguel Moreno Martinez
Ana Maria Gamisans Bosch	32B	1,00000	Miguel Moreno Martinez
Novacion, C.B.	356	1,00000	Miguel Moreno Martinez
Joan Pesaferrer Casacuberta	411	1,00000	Miguel Moreno Martinez
Novacion, C.B.	413	1,00000	Miguel Moreno Martinez
Roger Castricum	451	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
Martine Sips	508	1,00000	Miguel Moreno Martinez
Novacion, C.B.	522	1,00000	Miguel Moreno Martinez
Novacion, C.B.	533	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	538	1,00000	Miguel Moreno Martinez
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
Eddy Menard	663	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	102A	1,00000	Miguel Moreno Martinez
Manuel Rubira Trujillo	102B	1,00000	Miguel Moreno Martinez
Carlos Pasarell Fontan	302A	1,00000	Miguel Moreno Martinez
Carlos Pasarell Fontan	302B	1,00000	Miguel Moreno Martinez
Joan Pesaferrer Casacuberta	303A	1,00000	Miguel Moreno Martinez
Joan Pesaferrer Casacuberta	303B	1,00000	Miguel Moreno Martinez
Roger Castricum	450B	1,00000	Miguel Moreno Martinez
Houbaer, Leonardus	508B	1,00000	Miguel Moreno Martinez
Novacion, C.B.	ZCIAL	1,00000	Miguel Moreno Martinez
Gramina Homes S.L (Ref.60574081)	493	1,00000	Alvaro Alabert Vila
Gramina Homes S.L (Ref.60574081)	494	1,00000	Alvaro Alabert Vila
Buildingcenter, S.A.U.	189	1,00000	Alvaro Alabert Vila
Buildingcenter, S.A.U.	196	1,00000	Alvaro Alabert Vila
Coral Homes S.L.U	541	1,00000	Alvaro Alabert Vila
Coral Homes S.L.U	542	1,00000	Alvaro Alabert Vila
Coral Homes S.L.U	543	1,00000	Alvaro Alabert Vila

In Lloret de Mar on the eight of August of two thousand and twenty-six, 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. Preparation of the list of attendees and those represented. Presentation by the Secretary, Mr. Miguel Moreno, of the actions and activities undertaken from the General Meeting held on August 2, 2025, to June 30, 2026. Presentation of the various issues raised with the Lloret de Mar City Council that are pending resolution.

2. Financial report for the fiscal year from July 1, 2025, to June 30, 2026. Review and approval, if applicable, of the expenses corresponding to the same fiscal year.

3. Report on the statement of accounts and balance sheets as of the closing date of the fiscal year from July 1, 2025, to June 30, 2026.

4. Report on ongoing administrative and judicial proceedings related to debtor owners and approval of the settlements for outstanding fees corresponding to the period from July 1, 2025, to June 30, 2026, and processing of the collection of outstanding balances through the Executive Collection Office of the Lloret de Mar City Council.

5. Study, deliberation, and approval, if applicable, of the projected income and expenditure budget for the current period from July 1, 2026, to June 30, 2027, and the method for managing it.

6. Election of the Governing Board.

7. Matters of interest for the development and various maintenance work, if applicable:

- Cleaning of the perimeter strip. Law 5/2003 on the Prevention of Forest Fires. New forestry work fee approved by the Lloret de Mar City Council. Decision on whether to contract the work out to the ECU or to apply the municipal fee.

-Overgrown and dirty plots. Owners are obligated to clean them in accordance with Law 5/2003.

-Proposal for painting speed bumps and horizontal road markings within the development.

-Proposals for improving the asphalt on streets within the development and how to proceed with these works.

8.- Requests and questions.

1.- Preparation of the list of attendees and those represented. Presentation by the Secretary, Mr. Miguel Moreno, of the actions and activities undertaken from the General Meeting held on August 2, 2025, to June 30, 2026. Presentation of the various issues raised with the Lloret de Mar City Council that are pending resolution.

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 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 extends his gratitude to Mr. Frederic Guich, member and representative of the City Council on the Governing Board of the Lloret Blau ECU, for his support in resolving the issues that have been raised with the City Council and for his assistance in the Entity's daily operations.

Mr. Moreno emphasizes that all attendees have received the dossier containing the charts and financial data to be discussed today.

Out of respect for the group as a whole, he earnestly requests that the agenda be followed as presented. Therefore, no debate will take place, nor will questions be answered on any of the items presented, unless a vote is required, until the "Questions and Answers" section is reached, at which time any questions will be fully addressed.

It is then reported that a total of 63 owners, representing 110 votes, are attending the assembly, including both attendees and those represented by proxy. The right to vote has been excluded for one owner, representing one vote, thus leaving a total of 62 owners, representing 109 votes, eligible to exercise their right to vote.

Mr. Moreno then proceeded to present and comment on the following:

ACTIONS AND ACTIVITIES UNDERTAKEN FROM THE GENERAL MEETING HELD ON AUGUST 2, 2025, TO JUNE 30, 2026

CLEANING WORK ON THE FIRST SECTION OF THE OLD VIDRERES ROAD, ENTERING FROM VIDRERES-LLORET

At the 2025 assembly, some attendees reported the dirt and overgrown vegetation at that location. Two days later, a team from the City Council, at the direct request of Councilor Frederic Guich, proceeded to clear and clean it.

DRINKING WATER NETWORK

- In December 2025, Aqualia replaced the water network pipes in Rubén Darío-Osona-Baix Llobregat.
- In September 2025, Aqualia replaced the water network pipes in Tarragonés.
- In July 2026, Aqualia began work to replace the water network pipes in Osona.

Aqualia did not inform the Association of the work carried out on December 25 or July 26. Consequently, the co-owners could not be informed through the Association's website, which has led to several understandable complaints from some residents and also from the Governing Board.

The City Council has been asked, for the umpteenth time, to inform the Association of any actions they take, including the resolution of the incidents and complaints filed.

AQUALIA'S BOTCHED WORK

- On July 26, there was a burst pipe in Rubén Darío – Cerdanya. As of this date, the problem persists, with water leaking onto the public road. Aqualia has only placed some traffic cones and rods with Aqualia tape. It is a dangerous spot given its location at a curved access point with poor visibility.

- Aqualia has a common pattern: leaving work poorly finished. This happened again on July 26 at Baix Llobregat, 20-26, where Aqualia repaired three burst water pipes. They repair, fill with dirt, wait a few days, apply a layer of cement, and wait until the Water Authority reminds them that they left the cut 2-3 cm deep, with sharp edges that pose a risk to motorcyclists, vehicle tires, and **pedestrians. Then they return and fill with asphalt.**

GREEN AREA CLEANING

On April 26, the green areas were cleared and cleaned, in accordance with the regulations that the Water Authority is obligated to follow.

FIVE ENDESA POWER POLES REPLACED

Five ENDESA power poles collapsed and have been replaced: Cerdanya 32, 26-28, 28-30, Zorrilla-Rubén Darío, and the one adjacent to the water reservoir. Despite the danger they posed of falling onto the street, Endesa took between 4.5 and 11.5 months to repair the damage. In four cases, the base rotted, leaving the poles hanging precariously, held only by the cable bundle. The fifth was brought down by a falling tree.

PLANT AND OTHER INORGANIC WASTE

The deterioration of community life and the lack of civic responsibility persist. Every year we emphasize that the rules must be respected, and in this case, we reiterate that plant debris cannot be left inside garbage containers. They must be placed in garbage bags or sacks, properly tied or sealed, and deposited next to the containers. Furniture should also not be left next to the containers; the City Council offers a home collection service for this. Simply call the waste disposal company and arrange a collection day.

The problem of wild boars tipping over containers has been solved by installing a support on each one. This consists of a metal bar that surrounds each container and is anchored to a base fixed to the ground behind it. Furthermore, where deemed necessary, the City Council has replaced the containers with pedal-operated models that keep the lids closed.

UNRESOLVED INCIDENTS/REQUESTS BY THE CITY COUNCIL

The City Council's slowness in resolving incidents/requests submitted with copies sent to the responsible councilors' email addresses is a real ordeal.

To raise awareness of this situation, an on-site meeting was held on July 28, 2026, at Lloret Blau. Those in attendance included: David Tejero, Ombudsman; Joan Escalona, City Councilor; Carles Moretones, City Council Maintenance Officer; and, representing the organization, Jordi Orobít and Miguel Moreno.

Some of the following pending incidents were discussed and visited:

- Abandoned trailer on a private plot in Garrotxa. Dirt and overgrown vegetation. 33.5 months have passed since the initial request was submitted to the City Council, and it should be noted that the request/complaint is renewed every three months.
- Possible encroachment on part of the Montsià green space. 27.5 months have passed since the initial report.
- Bollards, unauthorized installation in Conflent. 27.5 months have passed since the initial report.
- A street light pole and fixture in Rosselló fell to the ground. Maintenance removed it and connected the overhead wiring to avoid leaving the remaining sections without light. 21.5 months after the initial report, it has still not been replaced.
- Same as above in Segrià.
- Same as above on the old Vidreres-Lloret road, near kilometer marker 8.

- Same as above in Baix Camp. 11.5 months have passed since the initial report.
- Residents complain about burnt-out light bulbs on many streets and in countless streetlights. 21.5 months have passed since the initial report.
- Public lighting wiring hanging loose. Several sections, practically all the streets, have wiring hanging loose and need to be secured to the steel cable with cable ties every 20-30 cm. 21.5 months have passed since the initial report.
- Access/exit lane to the residential development. A roundabout or other measures are necessary to ensure 100% safe access to and from the development. The initial report was filed 17 months ago.
- Lack of lighting at the entrance from the C63, including the semi-roundabout and ramp. At the meeting on July 28th, we were informed that they anticipate installing public lighting on the side access road, after passing the Monturiol tunnel, up to the intersection with the C63, and on the road opposite the law office. This lighting will be provided by the road authority, as the budget has already been approved and the necessary materials are in stock. Regarding the ramp, it seems the ownership is still under discussion: is it the City Council or a private individual? It is hoped that this will be expedited as much as possible given the urgent need for the entire area to have public lighting. The initial request was submitted to the City Council 21.5 months ago, although previous municipal administrations had already been notified.
- Replace traffic sign. Vertical signage on the old Vidreres-Lloret road, at the entrance towards the mailboxes. The City Council claims the development has not been officially accepted (there is no sewage system) and is therefore not their responsibility. We continue to insist, with the same approach as previous municipal administrations, until they acknowledge that if the roads are indeed City Council property, they must take responsibility for the vertical signage, including street signs. 21.5 months have passed since the initial request.
- Mirror and no-parking sign on Rubén Darío, next to the garbage containers. It's difficult to drive from Zorrilla to Rubén Darío due to poor visibility and the challenging maneuvering when there's a car parked opposite the containers. Ten months have passed since the initial complaint was filed.
- Increased public safety is needed in the residential area. More police presence and increased patrols have been requested, both from the Mossos d'Esquadra (Catalan Police) and the Local Police: more patrols within the area and more frequent surveillance rounds, especially at night and on weekends. Preventive operations should also be implemented, including the reinstatement of police checkpoints at the entrances to the residential area. Nine months have passed since the initial complaint.

It's possible that some of the aforementioned issues have been resolved by now, given that at the meeting on July 28th, Carles Moretones, the City Council's maintenance officer, committed to addressing the problem, and it's possible that some of the streetlights and poles have already been installed.

SERIOUS SEPTIC TANK SEWAGE LEAKS

Sewage is surfacing on the public road in Zorrilla, allegedly originating from three homes in Osona.

The issue was reported to the City Council five months ago. It is hoped that the City Council will act immediately, as this could constitute an environmental crime if it causes, or could cause, serious harm to people, water, or soil. At the very least, it would be an administrative infraction because it violates municipal cleaning ordinances and the Water Law.

The Association and the affected residents expect the City Council to take action and not simply shirk the problem by hiding behind the excuse, as it has done on previous occasions, of the lack

of a sewage system. Incidentally, the municipal administration has committed to drafting the project and implementing it by negotiating directly with each co-owner in 2028. The Association is exempt from this responsibility, as it already informed the City Council.

The City Council must take into account that the partial plan was approved with septic tanks and if now, on its own initiative, it has modified the POUM and requires the provision of sewage to the urbanizations that do not have it, meanwhile it is its responsibility to demand that the owners have the septic tanks in perfect condition and empty them by their own means with companies that dedicate themselves to it.

MOSSOS D'ESQUADRA

The Mossos d'Esquadra's actions in Lloret Blau, July 25th to July 26th, were as follows:

- 23 REPORTS (Crimes)

Burgers: 1

Squatters: 3 (2 homes with damage)

Family/Personal: 19 (threats, mistreatment, etc.)

- 87 ACTIONS

112 calls, services requested, etc.: 42

Public safety: 45 (Home alarms)

- SURVEILLANCE AT THE ENTRANCE AND EXIT OF THE RESIDENTIAL DEVELOPMENT

ARRO presence: 1

500 HOURS OF PATROLLING THROUGHOUT ALL RESIDENTIAL DEVELOPMENTS

COMMITMENT 2026-2027

Increase surveillance at the entrance and exit of the residential development (ARRO presence)

2.- Economic report for the financial year 01/07/2025 to 30/06/2026. 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 01.07.25 to 30.06.26, which have undergone some minor modifications, in relation to those sent to the owners which are detailed below;

Código	Título cuenta	Gasto	Presupuesto
Grupo 01 - Gastos ejercicio 2025-2026			
6220101	GASTOS GENERALES	4.939,23	6.000,00
6220102	CONSERVACIÓN Y MANTENIMIENTO	1.947,97	6.000,00
6220103	MEDIDAS PREVENCIÓN DE INCENDIOS	0,00	5.000,00
6220104	OBRAS DE CONSERVACIÓN Y MEJORA	5.841,80	5.000,00
6230001	HONORARIOS ADMINISTRACIÓN	13.572,71	13.400,00
6230002	ASESORIA JURÍDICA	8.753,50	8.000,00
6230005	FONDO RESERVA	0,00	1.172,00
6250001	SEGURO RESPONSABILIDAD CIVIL	2.031,13	1.100,00
6400001	SALARIO PERSONAL Y SEGUROS SOCIALES	30.116,52	23.000,00
Total por grupo:		67.202,86	68.672,00

Código	Título cuenta	Ingresos
Grupo 02 - Ingresos ejercicio 2025-2026		
7000000	Cuotas	68.576,00
7690000	Intreses de demora	1.233,20
Total ingresos:		69.809,20
Resultado ejercicio.....		2.606,34

Recurring annual expenses. the amounts of which have been adjusted to the forecasts:

- Maintenance staff + social security contributions (€30,116.52)
- Legal advice (€8,753.50)
- Administration fees (€13,572.71)
- Public liability insurance (€2,031.13)

General expenses: mailing of meeting notices, minutes, translations, registry documents, rental of the Assembly Hall, etc. (€4,939.23)

Preservation and maintenance: various repairs in the development, vehicle maintenance and fuel, miscellaneous materials, signage, etc. (€1,947.97)

Statement of accounts and balance sheets as of the closing date of the fiscal year 01.07.25 to 30.06.26.

The difference between actual expenses and the approved budget has resulted in a surplus of €2,606.34, which is proposed to be allocated to the reserve fund.

It is reported again that CaixaBank's fixed-term deposits were consolidated at Banc de Sabadell, as they offered no return. Thus, the Entity has a balance of €158,852.79 in the new account opened at Banc de Sabadell and €161,105.06 in the existing Banc de Sabadell account. The consolidated general reserves established in last year's balance sheet were €533,511.18.

The owners were then asked to approve the financial statements for the 2025/2026 fiscal year, and to allocate the surplus to the Entity's Reserve Fund. This proposal was unanimously approved by those present, with 62 owners voting in favor, representing 109 votes. Consequently, the financial statements for the period from July 1, 2025, to June 30, 2026, were unanimously approved, and the surplus of €2,606.34 was allocated 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.

3. Report on the financial statements and balance sheets as of the fiscal year ending July 1, 2025, and ending June 30, 2026.

The meeting then moved to the third item on the agenda. Mr. Ripalta presented the financial statements and balance sheets as of the end of the fiscal year. The expenses for the period July 1, 2025, to June 30, 2026, and the financial statements were then submitted to the assembly for consideration and unanimously approved as follows:

		Ejercicio 2025/2026	
BALANCE CONTABLE		ACTIVO	PASIVO
Reservas generales			533.511,18
Resultados del ejercicio			2.606,34
Pendiente de recuperar prov. procurador demandas cuotas		4.592,41	
Saldos proveedores e industriales			1.662,96
Ingresos pendientes aplicación			5.136,15
Remuneraciones pendientes de pago			128,30
Retenciones I.R.P.F. Profesionales (liquidación 20/07/2025)			898,26
Organismos Seguridad Social Acreedor			743,34
Saldo final en B. Sabadell 1806 (n/favor)		158.852,79	
Saldo final en B. Sabadell 7814 (n/favor)		161.105,06	
SALDO PROPIETARIOS	* Deudores Gest. Cobro	155.232,58	
	* Deudores Sit. Judicial	65.917,38	
	* Acreedores	-1.013,69	
		544.686,53	544.686,53

OPERATING ACCOUNT 2025-2026

CUENTA DE PERDIDAS Y GANANCIAS	Ej. 2025/2026
1. Importe neto de la cifra de negocios	68.576,00
705 Ingresos por facturaciones	68.576,00
6. Gastos de personal	-30.116,52
640 Gastos de personal	-30.116,52
7. Otros gastos de explotación	-37.086,34
620 Servicios exteriores	-37.086,34
Gastos Generales	-4.939,23
Conservación y Mantenimiento	-7.789,77
Medidas de Prevención de Incendios	
Obras de Conservación y Mejora	
Honorarios de Administración	-13.572,71
Honorarios Asesoría Jurídica	-8.753,50
Seguro Responsabilidad Civil	-2.031,13
RESULTADO DE EXPLOTACIÓN	1.373,14
7. Intereses de demora	1.233,20
669 Intereses de demora	1.233,20
RESULTADO FINANCIERO	1.233,20
RESULTADO DEL EJERCICIO	2.606,34

Next, it is proposed to the owners the approval of the balance sheet and accounts corresponding to the year 2025/2026, 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 01/07/2025 to 30/06/2026 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 2025-2026 fiscal year, €25,467.99 (37.09% of issued fees) were refunded, compared to €24,678.92 in the 2024-2025 fiscal year (35.99% of fees). The trend in 2025-2026 showed a 1.1% increase in non-payments compared to the previous year.

Recoveries of non-payments in 2025-2026 reached €22,970.74, compared to €29,256.83 in the 2024-2025 fiscal year.

The accumulated balance of outstanding debts, as of the end of 2025-2026, reached €215,169.73, an increase of 0.98% compared to the accumulated balance of €212,672.39 for 2024-2025.

Of the total fees issued since 1996, 91.25% have been collected. The outstanding balance as of the end of 2025-2026 is €215,169.73 (8.75%).

Of the €215,169.73 in accumulated unpaid debts, MRS has previously taken all possible steps with the delinquent owners, and it is now up to the administrative, enforcement, and judicial authorities to ensure payment. These steps are detailed below.

Núm. Parcela	Judicial- Insolvables	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	Ejecutiva 2024- 2025	Pendientes 2025-2026	Total Pendiente
2															134.40	134.40
4		1,891.20	83.94	84.63	84.61	97.57	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	3,000.35
12														6.40	134.40	140.80
14																134.40
18														67.20	134.40	201.60
20						1.82			66.48	69.02	70.83	139.05	140.39		142.66	638.05
23										134.40					56.00	190.40
26														134.40	134.40	268.80
27															71.49	71.49
29															32.00	32.00
33														84.00	84.00	168.00
34																0.00
38															142.99	142.99
39															6.40	6.40
40	2,686.39		165.47					134.40	134.40	134.40	134.40	134.40	134.40		142.66	3,799.52
41	1,183.66				83.64		1.20	84.00	84.00	84.00	84.00	84.00	84.00		84.00	1,854.58
42	613.72	709.24			83.64		23.20	84.00	84.00	84.00	84.00	84.00	84.00		84.00	2,067.80
43	558.66			125.26	89.54	101.21	87.44	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,694.11
45	873.58	310.80				156.89	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,854.71
46									134.40	134.40	134.40	134.40	134.40	134.40	134.40	968.80
48	461.17	505.22				101.21	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,816.00
49															67.20	67.20
54															67.20	67.20
55																141.18
59												141.18			67.20	67.20
64							138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1,213.44
65	1,183.66												71.93		143.00	214.93
67															142.66	142.66
71														4.00	84.00	88.00
80															3.63	3.63
85															46.30	46.30
90										134.40	134.40	134.40	134.40	134.40	134.40	672.00
95	111.57	308.92							96.12	134.40	134.40	134.40	134.40		134.40	1,325.01
97														102.50	134.40	236.90
99							136.48		132.96	139.36				134.40	134.40	677.60
101														42.00	84.00	126.00
104	479.51	51.46													3.20	534.17
105									84.00	84.00						168.00
106														84.00	84.00	168.00
107														84.00	84.00	168.00
108														84.00	84.00	168.00
109									134.40	134.40					84.00	168.00
110															84.00	168.00
111															84.00	168.00
112						141.88	137.36	134.40								413.64
114															84.00	134.40
115											16.00	84.00	84.00		84.00	352.00
117										69.68						69.68
119										138.04					134.40	406.84
122										69.68					134.40	338.48
123						86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	758.40
125														69.93		69.93
126														42.00		42.00
127	1,097.97	308.92				156.89	138.24	134.40	134.40	134.40	134.40	134.40	134.40			3,038.42
129						67.63	133.02	134.40	134.40	134.40	134.40	134.40	134.40	134.40	134.40	1,341.45

Núm. Parcela	Judicial - Inscriptas	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	Ejecutiva 2024-2025	Pendientes 2025-2026	Total Pendiente
427							138.24	134.40	134.40	134.40	134.40					675.84
428												141.86	142.99	142.99		427.84
429							138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40		1,213.44
431							138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40		1,213.44
434								134.40				134.40	134.40			403.20
441									134.40	134.40	134.40					960.80
442											42.00	84.00	84.00	84.00		294.00
443											42.00	84.00	84.00	84.00		294.00
444											42.00	84.00	84.00	84.00		294.00
445											42.00	84.00	84.00	84.00		294.00
446	79.26										8.82	134.40	134.40			493.28
448						11.28									71.50	82.78
449													134.40			268.80
460											47.60		141.86		142.99	332.45
462												84.00	84.00	84.00		252.00
463													20.00	84.00		104.00
468														84.00		84.00
469									84.00	84.00	84.00	84.00	84.00		84.00	504.00
472															84.00	84.00
474							137.36	134.40	134.40	134.40	134.40	134.40	134.40	134.40		1,212.56
482								7.97						84.00		175.97
483							86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00		758.40
484									84.00	84.00	84.00		84.00	84.00		504.00
488															84.00	84.00
489															71.50	71.50
490	963.58			172.58	136.24	154.18	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40		2,640.02
491	973.76	312.57				152.12	138.24	134.40	134.40	134.40				121.60	134.40	2,235.89
492	1,520.21	309.50				156.90	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40		3,800.05
493									134.40					67.20	134.40	793.60
494														115.92	67.20	183.12
496										134.40	134.40	67.20				336.00
498											141.18					141.18
512												91.46	92.60	92.60		276.64
519													134.40			268.80
521													84.00		84.00	168.00
522															84.00	84.00
526															92.60	92.60
533															84.00	84.00
538															42.00	42.00
540	1,297.95		365.46			156.90	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40		2,893.75
542							86.40		84.00							170.40
543							86.40		84.00				84.00			254.40
544								134.40	134.40	134.40	134.40	134.40	134.40	134.40		1,075.20
610									134.40	134.40	134.40	134.40	134.40	134.40		806.40
613														6.00	84.00	90.00
621										84.00	84.00	84.00	84.00	84.00		420.00
625													142.99	143.00		285.99
628												44.73	84.00	84.00		212.73
630													42.00			42.00
631	953.25	267.88				152.12	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40		2,986.49
634	484.02	429.12				101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00		1,772.76
640											84.00	84.00	84.00	84.00		420.00
641															84.00	84.00
643															42.00	42.00
644															84.00	84.00

Núm. Parcela	Judicial - Inscriptas	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	Ejecutiva 2024-2025	Pendientes 2025-2026	Total Pendiente
646														84.00	84.00	168.00
647															84.00	84.00
649														84.00	84.00	168.00
650															84.00	84.00
651														84.00	84.00	168.00
653											134.40	134.40	134.40			672.00
654														134.40	134.40	268.80
655														67.20		67.20
656														134.40	134.40	268.80
659	914.34	209.99				101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,983.95
662	768.24	183.75				96.44	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,786.83
663										134.40						134.40
664	295.34	745.00	123.12	131.43	88.25	101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	2,242.76
666														134.40	134.40	268.80
667														134.40	134.40	268.80
668								67.20	134.40	134.40	134.40	134.40	134.40			873.60
669	1,006.00		125.26	85.90		101.22	86.40		84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,992.78
670								67.20	134.40	134.40	134.40	134.40	134.40			873.60
671														134.40	134.40	268.80
672								67.20	134.40	134.40	134.40	134.40	134.40			873.60
674															128.00	128.00
676														23.20	84.00	107.20
677														67.20	134.40	201.60
680	310.81	820.99				157.62	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	134.40	2,502.86
683								84.00								84.00
684	498.11	110.45				97.16	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,380.12
102A															42.00	42.00
102B															42.00	42.00
103B														84.00	84.00	168.00
106B										44.48						44.48
116B									134.40	8.53					67.20	210.13
201B													84.00		84.00	168.00
207B															134.40	134.40
300A										25.28				84.00	84.00	193.28
300B										42.00				84.00	84.00	210.00
300C										67.20				134.40	134.40	336.00
300D										42.00	84.00	84.00	84.00	84.00	84.00	462.00
327B	3,206.35	256.00				152.12	138.24	134.40	134.40	134.40	134.40	134.40	134.40	134.40	134.40	4,827.91
327B	458.16					96.45	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,313.61
328A	353.32					101.22	86.40	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,212.94
110B	20,615.27	4,741.23				2,491.92	2,505.60	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	2,496.00	56,042.00
231A1															84.00	84.00
99-EX	639.44															639.44
105-EX	577.57															577.57
344-EX	532.99															532.99
368-EX	942.85															942.85
414-EX	260.12															260.12
419-EX	291.09															291.09
426-EX	504.26															504.26
434-EX	1,099.34															1,099.34
441-EX	96.56															96.56
494-EX	245.26															245.26
620-EX	415.54															415.54
631-EX	293.24															293.24
636-EX	739.40															739.40

Núm. Parcela	Judicial - Inventariables	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	Ejecutiva 2024- 2025	Pendientes 2025-2026	Total Pendiente
688-EX	442.18															442.18
432A-EX	278.45															278.45
432B-EX	259.98															259.98
TOTALES	65,974.31	16,121.22	868.93	764.81	796.43	7,015.76	8,465.95	8,893.16	11,192.66	12,670.70	11,495.80	12,806.57	14,194.17	18,501.67	25,467.99	215,169.79

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 maintain the specific budget item related to these outstanding credits, which are difficult to collect, separate from the budget item related to the outstanding balances of the co-owners.

Next, Mr. Jordi Sais explained that MRS Assessors is carrying out all the necessary procedures related to the collection of the maintenance and upkeep fees for the Urbanization during the voluntary payment period, that is, within the current fiscal year, as well as their collection outside of this period, applying the corresponding late payment surcharge.

In recent months, actions have been taken to collect the outstanding balance of fees for the 2025-2026 fiscal year, and in the coming weeks, these unpaid maintenance and upkeep fees will be forwarded to the Lloret de Mar City Council for collection through enforcement proceedings. Furthermore, owners are informed that, with regard to the conservation and maintenance fees for the current 2025-2026 fiscal year, collection efforts will be initiated over the coming months through email and certified letters sent to the respective owners. In the event of non-payment, the remaining procedures will be initiated for subsequent referral to the enforcement collection agency.

Mr. Miguel Moreno then spoke, explaining that the total amount owed at the close of the 2025-26 fiscal year is €215,170, of which €65,974 is being processed through the courts and €149,196 through the enforcement process, including 2026 debtors.

They indicated that the Entity's administrator, MRS, is up-to-date on collection efforts with debtors before referring them to the enforcement agency, the latter being the final collection recourse. They noted that it is frustrating to witness the slowness of the enforcement agency in its collection efforts, but that there is no other legal alternative to claim fees from delinquent owners. Therefore, they plan to hold another meeting in September or October with the heads of the La Selva County Council's Executive Committee to try to determine if they have improved the procedures and if payments to the Entity can be expedited. The administration is what it is, but the Governing Board has unwavering faith.

Therefore, the Assembly unanimously approves the settlement of the outstanding balances listed as debtors and agrees to authorize the governing board to act with the utmost rigor in the actions to be taken to collect the outstanding fees, the only way to achieve the objectives set by the community assemblies. It is also agreed to set September 30, 2026, as the deadline for owners who owe any amount to settle their payments, after which date collection proceedings will be initiated through executive collection channels, in accordance with current legislation.

5.- Study, deliberation and approval, where appropriate, of the budget of income and expenses, foreseeable for this year 01/07/2026 to 30/06/2027, and how to attend to it.

The expenditure budget for the financial year is submitted to the present for consideration. 01.07.26 to 30.06.27, approved by the unanimity of the owners, obtaining 62 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	5.000,00
6220102	CONSERVACIÓN Y MANTENIMIENTO	2.000,00
6220103	MEDIDAS PREVENCIÓN DE INCENDIOS	0,00
6220104	OBRAS DE CONSERVACIÓN Y MEJORA	6.000,00
6230001	HONORARIOS ADMINISTRACIÓN	13.600,00
6230002	ASESORIA JURÍDICA	8.800,00
6230005	FONDO RESERVA	0,00
6250001	SEGURO RESPONSABILIDAD CIVIL	2.272,00
6400001	SALARIO PERSONAL Y SEGUROS SOCIALES	31.000,00
Total Presupuesto:		68.672,00

FEES FOR THE FINANCIAL YEAR 2026-2027

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 62 votes in favor representing 109:

- 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, 2026 and the remaining 50% before January 1, 2027.
- 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 2026-2027, 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 2026-2027** and subsequent, unless otherwise agreed.

6. Election of the Governing Board

Next, the meeting moved to the tenth item on the agenda. Mr. Sais announced that the election of officers for the Governing Board of the Entity would be submitted to the Assembly. He then stated that the slate of candidates had been submitted, comprised of Mr. Miguel Moreno Martínez as President, Mr. Manuel Rubira Trujillo as Secretary, Mr. Federico Gaudino as Treasurer, and Ms. Raquel Monclús, Mr. Stéphane Dupont, Mr. Mariano Fazzari, and the City Council Representative as members.

The attendees were then asked if they wished to submit a slate of candidates or join the one already submitted. At this point, Ms. Leidy Carolina Gonzaga Sánchez took the floor and expressed her desire to join the Board as a member, as proposed by Mr. Miguel Moreno.

The candidacy of Mr. Miguel Moreno Martínez was then put to a vote, with Ms. Leidy Carolina Gonzaga Sánchez joining the ticket. It received the support of 61 owners, representing 102 votes, with 1 owner abstaining (representing 7 votes). The Board of Directors, as listed below, was approved by a majority of the owners present and represented:

Mr. Miguel Moreno Martínez – President
Mr. Manel Rubira Trujillo – Secretary
Federico Gaudino – Treasurer
Ms. Raquel Monclús – Member
Mr. Stéphane Dupont – Member
Mr. Mariano Fazzari – Member
Ms. Leidy Carolina Gonzaga – Member
Representative of the City Council – Member
Mr. Rafael J. Ripalta Romeo – Administrator

It was agreed by majority vote to authorize the President of the Entity, Mr. Miguel Moreno Martínez, to appear before a notary and grant powers of attorney for litigation to the lawyers and legal representatives he deems appropriate. appropriate representatives to defend the Entity's interests if necessary.

The President, Mr. Miguel Moreno Martínez, the Treasurer, Mr. Federico Gaudino, and the Administrator, Mr. Rafael J. Ripalta Romeo, are authorized to make withdrawals from bank accounts, with the joint signature of any two of them.

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

Next, we move on to the seventh item on the agenda, which is divided into four points, which are set out below.

7.1.- 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 7.1 of the agenda was addressed. The Administrator reported that until 2020, the cleaning of the perimeter strip was carried out biennially, but since 2021 it has been done annually due to a requirement from the Generalitat (Catalan Government), which eliminated the 50% subsidy it granted to the City Council, which in turn granted it to the ECU (Environmental

Management Unit).

It was reported that the Lloret de Mar City Council approved Tax Ordinance No. 29, "Fee for the provision of forest fire prevention services," on May 31, 2021. This ordinance establishes the City Council as responsible for the annual cleaning of perimeter strips by directly charging each property owner a fee of €20.50, unless the owner has notified the City Council of its intention to carry out the cleaning of the perimeter strip using its own resources and under its own responsibility, before January 31 of each year.

In the event of a fire, if the perimeter strip has not been cleaned, the Entity would be obligated to assume responsibility for the resulting damages and cover all associated costs. This is a risk we cannot and should not assume, and therefore the cleaning will be carried out annually, complying with the requirements of the Generalitat (Catalan Government) in this matter.

Until 2021, Lloret Blau received a subsidy from the Generalitat, via the City Council, covering approximately 50% of the expenses. This meant that the Entity disbursed around €5,000 biennially for this purpose, or an average of about €2,500 per year.

From 2022 onwards, the Generalitat withdrew the subsidy it granted to the City Council, so the full cost of cleaning the perimeter strip will now fall on the property 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 cleaning carried out at the end of 2020 and will therefore serve as the reference for undertaking the maintenance in the coming years.

The City Council, aware of the danger and risk posed by not having the perimeter strips properly maintained and cleaned, in accordance with the parameters set by the Generalitat (Regional Government), approved Tax Ordinance No. 29 on May 31, 2021: "Fee of €20.50 for the provision of the forest fire prevention service." With this fee, which would be collected directly from each property owner, the City Council would assume responsibility for the annual cleaning of the perimeter strips.

However, it will be the property owners, through their vote, who will decide each year who will clean the perimeter strip: the City Council, with the fee it will collect directly from each owner, or the Entity, with the special assessment that will be collected directly from each owner. The amount to be paid by each owner would be the same, whether it be the fee or the special assessment.

Once the situation was explained, the attendees discussed the need to carry out the cleaning of the perimeter strip and whether to entrust these tasks to the Lloret de Mar City Council. A vote was then taken, with the following results:

- Votes in favor: 60 owners, representing 101 votes
- Votes against: 1 owner, representing 1 vote
- Abstentions: 1 owner, representing 7 votes

Consequently, it was approved by the majority to entrust the cleaning of the perimeter strip for the year 2026 to the Lloret de Mar City Council.

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

Mr. Miguel Moreno explained that in 2020 the City Council signed an agreement with the Selva County Council, delegating some of the powers related to compliance with the obligations established in Article 3.1.b) of Law 5/2003. Through this agreement, the responsibility for ensuring that property owners fulfill their obligation to clean their plots falls to the Selva County Council: "Action on interior, undeveloped plots will consist of notifying the obligated parties, offering them the option of authorizing the County Fire Prevention Service to carry out the work on their plots on a subsidiary basis, or allowing the owner to carry it out themselves, and issuing a formal request and initiating the corresponding sanctioning procedure in cases of non-compliance."

Currently, according to the County Council, this administration is contacting all the owners of plots with excessive undergrowth and debris. Initially, the Consell Comarcal (County Council) manages 191 plots.

It is important to reiterate that the Consell Comarcal will initiate disciplinary proceedings and enforce compliance against the non-compliant landowner. The proceedings include: 1st coercive fine: €300 – 2nd coercive fine: €700 – 3rd coercive fine: €1,000 – Reimbursement of the cost of enforcement: €1/m² with a minimum cost of €1,225.58 per plot.

It is emphasized that the responsibility for keeping private plots clean and cleared lies with the City Council.

However, a delegation of powers agreement was signed between the Lloret de Mar City Council and the Consell Comarcal de La Selva regarding the prevention of forest fires in urbanizations, population centers, buildings, and facilities located on forest land. We hereby inform you that members of the Governing Board recently met with the team from the Regional Council, which is working on the ground, assessing the condition of each plot, contacting the owners, and taking the necessary steps to keep the undeveloped plots free of debris and undergrowth.

Finally, we report that the situation at the beginning of 2026 is as follows:

PARCELAS NO EDIFICADAS GESTIÓN DELEGADA AL CONSELL COMARCAL - 2026

PARCELAS DELEGADAS	191
CUMPLEN	101
ADHERIDAS VOLUNTARIAS	30
ADHERIDAS FORZOSAS (Ejecución subsidiaria)	28
INCUMPLIMIENTO (Ejecución subsidiaria y exp. admvo. abierto)	32

7.3 Proposal for painting the speed bumps and road markings in the development.

The meeting then moved to item 7.3 of the agenda. Mr. Moreno explained that the speed bumps and road markings are painted biennially.

Due to exceptional circumstances, they were not painted last year, and it was announced that the work would be completed before the end of 2026.

At the request of a property owner, a continuous line will be added on Baix Llobregat Street from number 14 to 20, protecting the blind curve in an attempt to warn drivers not to encroach on the portion of the public road used by vehicles traveling in the opposite direction.

Once put to a vote, the following result was obtained; •Votes in favor: 61 owners representing 102 votes

•Votes against: 0 owners representing 0 votes

•Abstentions: 1 owner representing 7 votes

Therefore, the majority approved authorizing the Board of Directors to commission the painting of the speed bumps and horizontal road markings within the development, as well as the painting of a continuous line from number 14 to 20 on Baix Llobregat Street.

7.4 Proposals for Asphalt Improvements in the Urbanization's Streets and How to Carry Out These Works.

Next, Mr. Miguel Moreno explained that the Governing Board reviews the asphalt on public roads biennially and submits to the assembly for approval the patching of those sections that present a risk to vehicular traffic and pedestrians.

After carrying out the necessary on-site checks on the streets of the Urbanization, it was deemed necessary to carry out the patching work listed below:

<u>Actuacions</u>	<u>Superficie m²</u>	<u>Actuacions</u>	<u>Superficie m²</u>
<i>Carrer Baix Llobregat 16-18</i>	17,22	<i>Carrer Baix Llobregat 2-6</i>	257,00
<i>Carrer Osona 50</i>	17,50	<i>C/Osona - Barcelones nº 2</i>	14,28
<i>Carrer de la Selva 60</i>	20,90	<i>Carrer de la Selva 13</i>	6,60
<i>Carrer de la Selva 64</i>	9,38	<i>Carrer Baix Camp 20-30</i>	222,50
<i>Carrer Maresme 20</i>	48,00	<i>Carrer Rubén Darío</i>	182,05
<i>Carrer Segria 21-23</i>	19,20		
<i>Carrer Rubén Darío</i>	148,95	<u>TOTAL m² (2)</u>	<u>682,43</u>
<u>TOTAL m² (1)</u>	<u>281,15</u>	<u>TOTAL m² (1) + (2)</u>	<u>963,58</u>

It is also stated that a budget has been requested to repair the storm drain that has collapsed on Baix Camp-La Selva street, a situation that the city council should possibly assume, but whose repair would possibly take several months or years. Therefore, it is being considered to carry out these works and subsequently claim reimbursement from the City Council for the cost of carrying out this repair, in order to resolve the current situation of this section of street, specifying the cost of said intervention.

PARCHEO ASFALTO

<u>Ejercicio</u>	<u>m²</u>	<u>Presupuesto</u>	<u>€/m²</u>
2026	963,58	34.985,39	36,31
Reparación colector Baix Camp - La Selva, y asfaltado		11.918,50	
	<u>TOTAL, incluido IVA</u>	<u>46.903,89</u>	

Once the situation was presented, the attendees debated the need for patching the streets of the Urbanization, as well as repairing the sewer line on Baix Camp - La Selva street. Some attendees believed the City Council should be asked to carry out the sewer repairs, while other owners pointed out that the street paving and the area where the sewer line had collapsed could not be allowed to deteriorate further, as it posed a danger to traffic.

Following this discussion, it was proposed that the Board of Directors be authorized to commission the asphalt patching work on the streets of the Urbanization for a maximum amount of €46,903.89, charged to the ECU Reserve Fund, while also requesting reimbursement from the City Council for the cost of repairing the sewer line on Baix Camp-La Selva street.

Once put to a vote, the following results were obtained:

- Votes in favor: 58 owners representing 99 votes
- Votes against: 3 owners representing 3 votes
- Abstentions: 1 owner representing 7 votes

Consequently, the majority approved authorizing the Board of Directors to commission the asphalt patching work on the streets of the Urbanization for a maximum amount of €46,903.89, charged to the ECU Reserve Fund, without any special assessment being levied to cover said work, and claiming from the City Council the cost of repairing the sewer line on Baix Camp-La Selva Street.

8.- Requests and questions.

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

- **Bank Account Interest Rates.** - It is noted that Banc Sabadell does not currently

pay interest on any of the bank accounts held by the ECU. Therefore, it is requested that the possibility of finding a financial institution that offers interest on the Entity's bank accounts be considered.

- **Certification of Perimeter Strip Cleaning Work.** - It is stated that the Lloret de Mar City Council should be asked to issue a certificate of completion for the perimeter strip cleaning work. This would provide proof that the City Council carried out the work, and the owners would then be required to pay the corresponding cleaning fee.

- **Traffic Problems on Osona Street.** - It is noted that at the beginning of Osona Street, many vehicles enter the street against the flow of traffic, despite the presence of a sign indicating otherwise. Therefore, it is requested that improvements be made to the vertical signage to prevent vehicles from entering the street against the flow of traffic.

- **Problems with the electrical grid and power supply in the residential development.** - It was reported that on June 4, 2026, a major breakdown occurred in one of the transformers and distribution substations of the electrical grid supplying power to the residential development. As a result, the electricity distribution company installed a generator in the development to restore service.

Next, several homeowners expressed the need to request that the electricity company properly maintain its power lines, specifically indicating that they should prune the tree branches that are touching the power lines located at 11 Selva Street and 7 Garrotxa Street.

Mr. Goudriaan then spoke, stating that many homeowners in the development are experiencing problems with their electricity consumption, noting that the voltage fluctuates between 149V and 230V. He emphasized that the electricity provider must guarantee a stable voltage with a margin of $\pm 10\%$. This voltage instability causes lights to flicker or go out completely, appliances to stop working, pool pumps to shut down, and even solar panels that may have been installed to become unusable. This is a structural problem within the development due to the outdated distribution network. For this reason, the residents' association, ECU Lloret Blau, has submitted a document signed by more than 30 property owners requesting that the Lloret de Mar City Council, as well as the electricity companies responsible for supply and distribution, make the necessary investments in their network so that residents of the Lloret Blau development no longer experience the power outages they are currently experiencing.

- **Children's playground .-** The following is a statement outlining the need for a children's playground in the residential development. It is requested that the possibility of locating a playground be considered so that families with young children can take their children to a nearby park and avoid having to go down to the center of Lloret to find a play area. Regarding this request, it is noted that one of the projects requested in the participatory budgeting process promoted by the City Council approximately eight years ago was precisely the construction of a children's playground at the entrance to the development. However, the project had to be discarded because the area where it was to be located was affected by sewage leaks, preventing its implementation. Therefore, an alternative location should be sought for the construction of the playground, and the proposal should be presented at the next Assembly so that the residents can decide whether to proceed with its implementation.

- **Urban Bus Stop** - Next, the need to request that the Lloret de Mar City Council provide a seating area at the Urbanization's urban bus stop is raised, given that the stop currently has no seating, a situation that makes waiting for the bus difficult for

children and the elderly.

• **Situation of the Tennis Club Plot:** Several property owners report the current state of neglect of the property where the Urbanization's tennis club is located. They indicate that the plot is abandoned, accumulating vegetation debris, and that one of the trees on the property is affecting neighboring properties, specifically their walls. Therefore, they request that the owner of the tennis club be required to clean their property and prune the tree that is affecting neighboring properties, as well as the power line that passes through the area.

• **Improvements to Urbanization Services.** - The need to assess improvements to urbanization services is raised, given the current lack of adequate street maintenance. It is suggested that better oversight of the ECU (Urban Cleaning Company) employee is necessary to ensure proper street maintenance. Currently, the ECU employee is responsible for cleaning all streets within the urbanization, and this work must be performed at least every 15 days. The employee is also required to report on the work completed to the administrator. (It should be noted that the employee has been asked to report on the frequency of street cleaning, and has stated that all streets are cleaned weekly.)

Therefore, it would be necessary to present, at the next assembly, a plan for improving current urbanization services, as well as a plan for the ECU employee's work schedule.

• **Situation regarding the container area on Conflent Street.** - It is reported that several pieces of glass left in the container area on Conflent Street have not been collected for some time, and therefore their removal is requested as soon as possible. It is further stated that the Lloret de Mar City Council is responsible for garbage collection, and therefore, the City Council should be asked to proceed with their immediate removal.

• **Status of the sewerage service in the Urbanization.** - A homeowner inquired about the progress regarding the sewerage service. It was reiterated that the Lloret de Mar City Council, in plenary session on January 29, 2024, approved the suspension of the processing and granting of building permits in the sectors of the Lloret de Mar Urban Development Plan (POUM) with urban planning deficiencies, including Urban Development Zone 21 Lloret Blau, which corresponds to the area of the Lloret Blau Urban Planning Entity (UA 35), according to the 1986 General Urban Development Plan (PGOU). Against this agreement, as a precautionary measure and to protect the rights of the residents of the Urban Planning Entity, at the suggestion of the governing board, objections were filed, which were dismissed by agreement of the Lloret de Mar City Council plenary session on April 29, 2024. The objections, in summary, addressed the lack of justification for the municipal agreement, the violation of the principles of necessity and proportionality, and the abuse of rights, in a land classified as consolidated urban, with the impact on rights. fundamental issues, including access to housing, beyond the obvious economic hardship for residents.

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

The Lloret de Mar City Council intends to promote a modification of the action plan within the PAU21 area, moving from a compensation system—where the implementation of the sewage system falls to the ECU (after its transformation into a compensation board)—to a cooperation system. This would transfer the initiative, promotion, management, collection, execution, and assumption of outstanding payments to the Lloret de Mar City Council itself. To date, there has been no further

news regarding the procedures undertaken by the City Council.

• **Relocation of the container area near the Tennis Club.** - The need to consider requesting the relocation of the container area located in front of the "tennis club" is raised. Currently, the container area is located in front of an inhabited property, and it might be better to place it in front of the property where the "tennis club" facilities are located, a club that has not been used for any activity or purpose for many years. Regarding this request, it is noted that the location of the container area is decided by the Lloret City Council, as it is a service that was previously provided. It is also noted that the problems with litter that were previously reported were partially resolved by fencing off the container area, thus preventing debris left outside the containers from falling onto the inhabited property. Finally, it is indicated that a consultation will be held to assess its relocation.

• **Change of traffic direction on Barcelonés Street.** The need to assess the possibility of changing the direction of traffic on Barcelonés Street is raised, as the current direction is deemed unsuitable for the area. It is understood that changing the direction of traffic on this street would improve traffic flow in the area. Regarding the proposal, it is stated that the City Council's mobility technicians should be consulted to evaluate the proposal and its potential impact on traffic within the residential development.

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