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The year began with a major repair process due to leaks in the pool, replacing tiles and joints in the pool itself and sealing around the lamps, and a gate was made to the overflow tank, which is located under the tiles in the pool area, so that the tank can be cleaned from above and not, as previously, from the side underground. This work cost us TRL 100,000.

We have made a change to the disabled ramp at the entrance, so that it has become more usable, especially for transporting suitcases to and from the property.

We have had to change the burner in the sauna when the old one stopped working. We received an offer, but Eija Falck's knowledge on the area meant that we could buy the right burner to a much cheaper price.

At the general meeting, the establishment of a parking space and cosmetic repair of the generator were agreed upon, and we had offers for these tasks, but chose to obtain alternative bids that saved us for over TRL 150,000 on the burner for the sauna as well as the establishment of a parking area and painting of the generator.

We have contributed to the renovation of Adem's apartment in the basement in connection with him getting married and his wife moving in.

We have established emergency call codes for Baskent hospital, so that they know where to go, when you give them the code, if you need an ambulance.

We have replaced the lighting both indoors and outdoors with LED lights and can see that the investment will be saved in lower power consumption within the next 12 months.

We have solved the issue surrounding the installation of black glass on the balcony in no. 28 – and avoided a boring court case about who said what to whom. Clear glass has now been installed in accordance with house rules and we hope to avoid such situations in the future.

At the general meeting it was also decided that the board could replace the doorbell system. We have chosen not to carry out this replacement, as there were errors in 2 apartments and we have solved one and have not heard any further about the other, and in addition we could see from the financial updates that we could get in liquidity problems at the end of the year.

As we have written about, we have also had a general clean-up in the basement and in that connection also made a clean-up among the bicycles and removed 8 bicycles without owners in the complex, these have been given to locals in the near area.

The year ended with a deficit and, just like in 2022, we avoided having to ask all owners for extra payment, for the sole reason that some owners have paid in advance. We must do something about this problem in 2024 – we must have liquidity for the whole year and also want to avoid coming out with a deficit for the year, therefore the payments will be raised in 2024.

We propose that in 2024 TRL 7,500 be paid in January and TRL 7,500 in May and TRL 5,500 in July and TRL 5,500 in September. At the same time, we propose that in 2025 the payments are made before the end of January, April, July and October.

The board.