

AKDENİZ APARTMENT

ORDINARY PROPERTY OWNERS GENERAL ASSEMBLY MEETING MINUTES DATED 11.04.2023

The invitations to the ordinary general meeting of the owners' association of Akdeniz apartment, which is located in Alanya-Tosmur Beldesi Ömer Koparan Caddesi on block 149 building lot 9 by registered post are prepared in accordance with KMK Law Article 634 and other regulatory legislation. The invitations have been sent out by registered mail and attached agenda on **20.03.2023** The General Assembly is also advertised on the notice boards and hung on the building at the entrance. In the invitation, the owners have been informed that the ordinary meeting will be held on **11.04.2023** in the complex basement and if the majority cannot be reached, a second meeting will be held on **18.04.2023** at **10.00** in the same place. After everything is reviewed and approved, it was decided to open the meeting.

Article 1: Out of 45 independent property owners according to the property owner's list 18 independent property-owners in person and 13 independent property owners by power of attorney in total 31 joined the meeting.

Article 2: Election of the conductor and member of the council has been started. For the conductor Ayhan GEDİKOĞLU for the secretary membership Eyyup ŞENBAHAR have been voted and as a result of the voting with all the votes Ayhan GEDİKOĞLU has been chosen as the conductor and Eyyup ŞENBAHAR has been chosen as the secretary member to the council. It has been voted to give the governing board the right to sign the minute and this has been given with unanimous decision.

Article 3-4-5: It was given some time to the owners to review the annual report and financial report.

Kent PEDERSEN (Apt.24), I have some things to say as an auditor. Every month, the account reports are sent by the management company. I have regularly checked them every month, and all the accounts have been conducted correctly and properly in the Board to compose the financial presentation. Unfortunately, last year, our complex went into a financial deficit again like also the year before. In the past years, we were using the money in our fund account to operation of Akdeniz5 because our expenses exceeded our income. Now, there is no money left in our fund account. That's why we prepared a budget like the current one presented here at the meeting.

Voting has been started. The annual report and the financial report have been accepted with the majority votes.

Article 6: Discussions and decisions about proposals received from owners. There are two requests from owners.

6.1 Painting of generator:

Anders GULLEV (Apt.31), There is no problem with the generator's functions. It is not looking good. Therefore, it needs to be painted.

The voting has been started for painting of generator. It has been accepted to paint generator and authorize the next board members with majority votes.

6.2 Expand new current covered outdoor bike/scooter parking area:

Anders GULLEV (Apt.31), there are two plans to expand the bicycle and motor areas. We received a price for the left side of the current area, but it was cancelled due to trees. Planning will be made for it to be built on the right side of the current area.

Dündar ATAY (Apt.22), previously, when I suggested about the cars, it was rejected. We don't need to expand the bicycle area and that would be an unnecessary expense. The owners which are not living permanently can put their bicycles in the downstairs storage room and when they come, they can take them back. This will give us more space.

Kent PEDERSEN (Apt.24), let's authorize the board to identify bicycles that belong to owners who have sold their homes or abandoned their bicycles.

Dündar ATAY (Apt.22), when owners who are not here, should put their bicycles in the downstairs storage room not in the cycle area.

Sinan EKİCİ (Apt.22), We do not want the bicycle area to be expanded towards apartment number 5, as it will affect the balcony negatively.

The voting has been started. It has been accepted to expand new current covered outdoor bike/scooter parking area, and to identify unused bikes for clean-up and authorize the next board members with majority votes.

6.3 Replacement of entryphone system:

Anders GULLEV (Apt.31), It was reported that the doorbells of a few apartments were not working. We have come up with a temporary solution. According to the information obtained by Panorama from the service company, repair is not possible and it needs to be replaced. There are two proposals. One of them is visual entryphone system. Door can be opened by codes, keys and from houses.

Ahmad GHILOV (Apt.28), will the door be replaced? The old door needs to be replaced.

Anders GULLEV (Apt.31), we don't need to change the door just because we are changing the system.

Ahmad GHILOV (Apt.28), Since we are investing in a new system. We are renewing everything, when the door stays the same, it doesn't seem necessary.

Anders GULLEV (Apt.31), The second offer, is the same as the existing system, without a monitor. However, in order to make two proposals, the owners should be in their homes. If any owners are not in the house, owners can give their keys to our caretaker Adem. Before the installation of the system, a general briefing letter will send to owners. If the service team will not be able to enter houses because of a lack of keys, and the owners want to install the system later, the owner will be charged extra. The entry phone system with monitor costs 69.000 TL and the normal system costs 39.000 TL.

The representative of Santa GRAIKSTE (Apt.4), will an extra fee be collected for these to be made?

Anders GULLEV (Apt.31), The estimated budget has been made to include these expenses. An extra fee will not be demanded from owners for these works.

The representative of Santa GRAIKSTE (Apt.4), what will happen if there will be a problem with the system?

Anders GULLEV (Apt.31), the system has warranty. However, if the problem will be out of warranty, it will not be covered by the warranty.

The voting has been started. It has been accepted to install a new entry phone system without a monitor (like the current system) with majority votes.

Ayhan GEDIKOĞLU, the board should set a date and time for the installation of the system and announce it to all apartment owners. Owners who will not be here on the specified date should leave their keys to Adem or their friend.

Article 7: The election of the new board has been started.

Anders Gullev (No:31), John Stofberg (No:42), Eija Kaarina Falck (No:23), DüNDAR Atay (No:22) and Santa Graikste (No:4) have been nominated for the board. Voting has been started.

Anders Gullev (No:31)	26 VOTES	Eija Kaarina Falck (No:23)	24 VOTES
John Stofberg (No:42)	15 VOTES	DüNDAR Atay (No:22)	12 VOTES
Santa Graikste (No:4)	4 VOTES		

The 3 candidates who received the most votes were elected as board members. Anders Gullev (No:31), Eija Kaarina Falck (No:23) AND John Stofberg (No:42). It has also been voted and accepted with the majority votes to authorize the board to hand over all or some part of its powers to a third person or to a company.

Article 8: The election of the auditor has been started

Kent Pedersen (No:24), has been nominated and Voting has been started and he has been elected as auditor with majority votes

Article 9: The discussion of 2023 estimated budget has been started.

AKDENİZ-5 ESTIMATED BUDGET
01.01.2023-31.12.2023 TERM

Revenues:

Communal fee and interests	TRL 900.000,00
Debtors primo	
Debtors ultimo	
Prepayments primo	
Prepayments ultimo	
<u>Result, revenues</u>	TRL 900.000,00

Expenses:

Expenses caretaker salary etc	TRL 240.000,00
Ptt, notar, lawyer, general meeting, bank commision	TRL 4.000,00
Communal area electricity	TRL 65.000,00
Communal area water	TRL 40.000,00
Pool chemicals	TRL 60.000,00
Maintenance of communal area and materials	TRL 30.000,00
Maintenance of lifts	TRL 10.000,00
Maintenance of generator	TRL 5.000,00
Fuel to generator	TRL 5.000,00
Insurances communal areas	TRL 8.000,00
Equipment and investments	TRL 120.000,00
Unexpected expenses	TRL 5.000,00
Large repair	TRL 120.000,00
Occupational safety expenses for employee	TRL 4.000,00
From maintenance fund	
Refund	TRL -
Lost receivable	TRL -
Revaluation	TRL -
Operating expenses, subtotal	TRL 716.000,00
Consultancy fee (120Euro/apartment)	TRL 125.000,00
Deficit 2022	TRL 43.000,00
Maintenance fund savings	TRL 16.000,00
<u>Result expenses, total</u>	TRL 900.000,00

If the income will exceed the amount above this will be added to the building fund account. If the expenses will exceed the budget or unexpected increases in the prices will occur, additional money from the property owners will be demanded.

Anders Gullev (No:31), there have been significant price increases in Turkey as of 2021-2022. If we didn't collect advance payments, we wouldn't even be able to pay our bills. There is an election next month, so we don't know exactly what will happen. We believe that prices will continue to rise. The prices of electricity, water, and pool chemicals have increased by 100%, so we have created this budget to avoid problems in the future.

Ahmad GHILOV (Apt.28), why are we collecting it twice a year? Can we divide it into more installments?

Dündar Atay (No:22), I agree with him It's hard to pay in one time.

Anders Gullev (No:31), Let's divide 4 installments if it will help.

Voting has been started and the budget above has been accepted by majority votes. As the payment of 7,500 TL has been made in January 2023, the remaining 12,500 TL will be divided into three installments. The first installment of 4,500 TL should be paid before 31 May 2023, the second installment of 4,000 TL before 31 July 2023, and the third installment of 4,000 TL before 30 September 2023. It has also been accepted that for the payments which will be done later than the due dates 5% late payment penalty will be applied.

Article 10: The election of management company has been started.

The Panorama Emlak Turz. İnş. San and Tic. Ltd. Şti has been suggested as a management company.

Voting has been started. Panorama Emlak Turizm.İnş.San ve Tic. Ltd. Ltd. has been chosen as the management company with majority votes. It was also voted and accepted with majority votes to authorize board members sign the contract with management company.

Article 11: Authorization.

As a result of the voting, the management was given the authority to contract with Panorama Homes with the majority of votes. From now on its decided to authorize Muhammet Gülten to do the followings:

To represent Akdeniz Apartment board in the bank, to open a bank account, put money and draw out money from this new opened or already existing bank accounts, to have a code for internet banking and use all its aspects and close the accounts, to transfer money from one account to another, to pay all the bills with money transaction from these bank accounts and to give automatic payment orders, to register telephone lines and ADSL internet connections and to close these connections when it's necessary, to make name change and tariff change in Türk Telekom offices, other internet providers and operator companies, to make new electricity subscriptions, to make name changes on the electricity subscriptions, to cancel the electricity subscriptions, and to do all official jobs related with CLK Akdeniz electricity and other establishments, to make new water subscriptions, to make name changes on the water subscriptions, to cancel the water subscriptions and to do all official jobs related with ASAT water establishments, to get the official owners lists from the Tapu registers and cadaster offices for the property at Tosmur mahallesi on island 149 and parcel 9. Send notifications through notary on behalf of the board/ chairman when required. To get a tax number from the tax office, to start, follow up and finish jobs at SGK and regional labour offices and to authorize third person to follow up these works, to authorize an accountant on behalf of the board/chairman to prepare electronic reports and SGK transactions of the employee(s). For legal issues to appoint or hire a lawyer, to authorize the lawyer. To follow up jobs and finish them at the related units in Antalya and Alanya municipalities. To make the repair/ maintenance of the building/ complex and to make the payments related with these jobs. To represent and sign papers on behalf of the building/ complex board/chairman at all official or non-official institutions of offices.

Article 12: Wishes and suggestions;

Dündar Atay (No:22), owners who come from abroad make too much noise during their comings and goings, and sometimes we even wake up at night because of the noise. Some of the owners living upstairs forget that there are people living below Please let's be a little more respectful and considerate of other people.

Ahmad GHILOV (Apt.28), I am the owner of apartment number 28. I bought the house last year. Before purchasing the house, I asked PHN through Adem whether I can make the balcony foldable glasses black. They said yes. However, later I was told that a lawsuit has been opened because I used black glass. When I spoke with Adem, he said that you can do it, so I don't think I did anything wrong. Kurt Callesen sent me an email saying that I need to change the black glasses, but I cannot change them. Adem knows the whole situation.

Adem Gürkan (Caretaker), yes, what Mr. Ahmad said is correct.

Muhammet GÜLTEN, they asked can we installed folding glass on the balcony and we said yes. There was no question about color. After the glass was installed, it was noticed that it was black. We saw the conversations of your real estate agent and board members. The board members informed you that you are not allow to install black glass.

Ahmad GHILOV (Apt.28), to whom was it said?

Eyyup ŞENBAHAR, it was told to Ronnie, who is a partner of the real estate agent from whom you bought your house.

Ahmad GHILOV (Apt.28), he is lying.

Muhammet GÜLTEN, there's no need to discuss what is right and what is wrong here. The case is currently in the court, let's see what court will decide.

Kent PEDERSEN (Apt.24), during the 18 years (age of Akdeniz5), our complex rules have been composed. These rules are approved at several general meetings with majority. Our sole purpose is to have a beautiful, peaceful, and fair environment and keep a well standardized look outside the building. When the black balcony glass was installed, I was a member of the board. We knew this real estate company very well, because they have sold some houses here. They knew our complex rules, and we had communicated and informed them.

Lene PEDERSEN (Apt.24), It's disrespectful to ask Adem (Caretaker) to come into meeting room and stand-up front of the whole assembly for being interrogated. This could be done in much better way for involved parts. This statement gave big applause from majority.

Article 13: As no one else engaged, the conductor has closed the meeting 11:35.

Conductor

Ayhan GEDİKOĞLU

Secretary

Eyyup ŞENBAHAR