



BOARD REPORT 2024

After the general meeting, Panorama has lowered its administration fee by 30% and after careful consideration we have chosen to employ Adem directly under the board of directors, instead of via Panorama, this provides a saving of TRL 15,000 per month, while Panorama still ensures that we comply with laws and regulations regarding the employment.

Tile repairs have been made in a small area around the pool.

We have replaced the covers on 30 sunbed mattresses and replaced 6 parasols, as both parts were very worn.

The generator has had a major overhaul and the motor repaired, cost TRL 75,000.

The memory on the system for the large gate has been upgraded, so that there can now be 124 remote controls connected instead of 63, and an additional 10 remote controls have been purchased, which can be purchased from Panorama.

The palm trees in the garden have been pruned, following a recommendation from Panorama.

The hydrophobes that lift the water and maintain the pressure have caused problems and one has burned out and needed to be repaired, but since they are 18 years old, the board has chosen to replace both of them, based on a recommendation from the manufacturer, since replacing one could cause a connection problem due to the age difference - the price for 2 new ones has amounted to TRL 98,000.

Odor problems/nuisance in connection with cooking in the middle apartments have been investigated and larger exhaust pipes have been made and fans have been installed at the top of the pipes. Price 20,000 TRL.

This should have solved the problem with food odors.

We have made repairs to the exterior facades and painted 2 of the upper balconies to maintain the nice look of our property and hopefully postpone painting the building.

One of the 2 motors that circulate the water in the pool has burned out and therefore replaced - price TRL 33,000.

We have been required to make a new energy calculation as our consumption is higher than what we pay subscription for to the electricity company - price TRL 20,000.

Our water consumption suddenly increased sharply and this, together with price increases, meant that we had to carry out investigations into a possible water feature. Replacing the defective pool motor solved some of the problem, but consumption was still high.

We closed the water supply to the pool to see to what level the water level would drop, and it turns out that there are leaks in the overflow channel. This means that the channel must be renovated all the way around. Due to our finances, this will not happen until February 2025, after the first payment of common expenses has been made in January.

It has been a year where we have seen that the complex is now 19 years old and therefore there are unforeseen expenses for replacements of things that can no longer be used.

This will continue in the coming years, which is why more is now being allocated for maintenance and replacement in next year's budget.

Overview of unforeseen expenses in 2024:

Hydrophobic	TRL. 98,000
Pool motor	TRL. 33,000
Energy report	TRL. 20,000
Water additional consumption	TRL. 40,000

Unfortunately, we have also found that there have been owners who have not paid the payments agreed at the general meeting on time. Due to Turkish rules, this has imposed an additional cost on the owners' association, which other owners who pay on time must help pay. The board finds this very unsatisfactory, when we already have a tight economy and not everyone is interested in quota increases. Therefore, the board recommends that everyone pay on time. Going forward, ALL costs related to the collection of outstanding payments will be charged to the debtor.

Board of Directors of Akdeniz 5