

AKDENİZ APARTMENT

ORDINARY PROPERTY OWNERS GENERAL ASSEMBLY MEETING MINUTES DATED 22.04.2024

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 **29.03.2024**. 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 **22.04.2024** in the complex basement and if the majority cannot be reached, a second meeting will be held on **29.04.2024** 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 20 independent property-owners in person and 8 independent property owners by power of attorney in total 28 joined the meeting.

Anders GULLEV (Apt.31), We are crowded today, which is a good situation. I wish everyone a good 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 all votes.

Article 3-4-5: The conductor of the meeting, Ayhan GEDİKOĞLU, has been given time for the owners to review the reports and accounts in articles 3 and 4.

Santa GRAIKSTE (Apt.4), when we look at the generator expenses, it was set at 5,000 TL in this year's budget, but next year it's becoming 75,000 TL. Why?

Anders GULLEV (Apt.31), our generator is 17 years old and needs maintenance. It starts with a big bang when the electricity goes out. The generator engine needs to be repaired. We have had to postpone the repair until our liquidity allows it, expected at the end of May.

• Santa GRAIKSTE (Apt.4): Some repairing have been made to the apartment used by the caretaker, Adem. I'm not against this. Adem is doing his job very well, of course, but why are we finding out about this now? We want a little more transparency. The apartment owners could have been consulted as well.

• Anders GULLEV (Apt.31): We didn't have information about this situation at the last meeting, so we couldn't add it to the budget. Adem mentioned that he is getting married and said that his wife will also move in with him. That's why he requested repairs to be made at his home; they deserve to live in better standards. After receiving and evaluating the necessary proposals, we had some repairs done.

Santa GRAIKSTE (Apt.4): Why wasn't this told to us beforehand? There are 45 apartments, and you could have informed us.

Ayhan GEDİKOĞLU: According to the law, the board members elected by the owners at the general assembly meeting are the decision-makers until the next meeting. They can consult for high-cost jobs, but apart from that, they are not obligated to consult the owners.

Kent PEDERSEN (Apt.24): Based on my 15 years of experience on the board, I can say that being a board member is difficult. Consulting on each decisions disrupts daily operations.

Kent PEDERSEN (Apt.24), I would like to read auditor report.

Introduction

There has been conducted an audit of the financial statements of the Owners Union in Akdeniz5 for the year ended December 31, 2023. The purpose of this audit was to express an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with the applicable financial reporting framework.

The Board of Owners Union receives monthly bank statements from the management company (PHN). They are controlled by the Board of Owners Union and the owners' association's elected auditor and based on this is the financial presentation prepared.

Key Findings

During the audit, there were identified the following key findings:

The result for 2023 is a deficit: **-52.276 TL.**

Together with previous financial results for other years, this result ends in an accumulated negative equity at the end of 2023 at: **-105.818 TL.**

Please find in the financial presentation from the Board of Owners Union that the negative equity is increased nearly 100% for 2023 compared to 2022.

The cash flows for 2023 have been challenged, because of periods with high expenses had been waiting for new communal fee payments.

Opinion

The reason for negative equity is increasing is due to expenses having been higher than income for several years. Until 2022, the owners' association had savings on the maintenance fund. The maintenance fund has been used to support operations for several years. Since end of 2022, the maintenance fund has been empty.

As auditor, it is prosed to increase the budget 2024 with extra payment to bring the equity in positive balance.

Conclusion

In conclusion, I believe that the financial statements of the Owners Union present fairly, in all material respects, the financial position of the Owners Union as of December 31, 2023, and the results of its operations for the year then ended in accordance with the applicable financial reporting framework.

I recommend that the Owners Union take steps to address the key findings and opinion identified during the audit.

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 Removing of the green waste bins:

Anders GULLEV (Apt.31), especially during the crowded periods in high season, the garbage bins fill up quickly, because of this situation, there are cats and rats around. Owners can dispose of their garbage in the municipality's bins located 50 meters away from the complex.

Adem Koçak (Apt.27),then we can buy two more bins.

Kent PEDERSEN (Apt.24), my only concern is that people might leave their garbage in the corridors for longer periods, which could cause smells.

Santa GRAIKSTE (Apt.4), please also consider the old people.

The voting has been started for removing the green waste bins. It has been accepted to remove green waste bins with majority votes.

6.2 Installation of a roof for the barbecue area with seating benches:

Ahmad GHILOV (Apt.28), It gets very hot during the summer days, so the barbecue area is not possible to be used. I don't know if it's financially possible; last year it couldn't be used because it was too hot. This is a just suggestion. I leave the decision to the owners s decision.

Juha Mustonen (Apt.44),How much does it cost?

Anders GULLEV (Apt.31), We don't have any price because we don't know the exact dimensions or specifications. If owners agree, we can proceed with the necessary work and budget accordingly.

The voting has been started for installation of a roof for the barbecue area with seating benches. It has been rejected with majority votes.

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

Anders Gullev (Apt.31), John Stofberg (Apt:42),Eija Kaarina Falck (Apt:23),and Adem Koçak(Apt.27) have been nominated for the board. Voting has been started.

Eija Kaarina Falck (Apt:23)	25 VOTES	Anders Gullev (Apt:31)	23 VOTES
John Stofberg (Apt:42)	21 VOTES	Adem Koçak (Apt.27)	9 VOTES

The 3 candidates who received the most votes have been elected as board members. (Eija Kaarina Falck (Apt:23), Anders Gullev (Apt:31), and John Stofberg (Apt: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 (Apt.24)and Adem Koçak (Apt.27), have been nominated and voting has been started.

Kent Pedersen (Apt.24)	20 VOTES	Adem Koçak (Apt.27)	8 VOTES
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Kent Pedersen (Apt.24) has been elected as auditor.

Article 9: The discussion of 2024 estimated budget has been started.

**AKDENIZ-5 ESTIMATED BUDGET
01.01.2024-31.12.2024 TERM**

Revenues:

Communal fee and interests	TRL	1.215.000,00
Debtors primo		
Debtors ultimo		
Prepayments primo		
Prepayments ultimo		
Result, revenues	TRL	1.215.000,00

Expenses:

Expenses caretaker salary etc	TRL	490.000,00
Ptt, notar, lawyer, general meeting, bank commision	TRL	25.000,00
Communal area electricity	TRL	45.000,00
Communal area water	TRL	25.000,00
Pool chemicals	TRL	50.000,00
Maintenance of communal area and materials	TRL	25.000,00
Maintenance of lifts	TRL	20.000,00
Maintenance of generator	TRL	75.000,00
Fuel to generator	TRL	10.000,00
Insurances communal areas	TRL	16.000,00
Equipment and investments	TRL	30.000,00
Unexpected expenses	TRL	20.000,00
Large repair	TRL	30.000,00
Occupational safety expenses for employee	TRL	30.000,00
From maintenance fund		
Refund	TRL	-
Lost receivable	TRL	-
Revaluation	TRL	-
Operating expenses, subtotal	TRL	876.000,00
Consultancy fee (120Euro/apartment)	TRL	220.000,00
Deficit 2022-2023	TRL	97.000,00
Maintenans fund savings	TRL	22.000,00
Result expenses, total	TRL	1.215.000,00

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 (Apt.31), There have been significant price increases in Turkey, and unfortunately, the Turkish lira is losing value every day. We thought the money available on the site would not be sufficient, and indeed it wasn't. We suggest collecting payments every three months.

- Santa GRAIKSTE (Apt.4), How do you prepare this budget? There are discrepancies in many sections.

- Why did PTT, notary, and lawyer expenses increase from 4,000 TL to 25,000 TL?
- Why did the communal area insurance double in price?
- While major repair expenses were 120,000 TL last year, why are they decreasing to 30,000 TL this year?
- Why is the pool open in winter? We are wasting money.

Anders Gullev (No:31): firstly, the reason for the increase in PTT, notary, and lawyer expenses is due to a legal process with one of the owners. There was a lawsuit filed to revert the balcony glass and Panorama covered the legal fees for the opening of the court case. The owner changed the glass, and we paid the fee to close the court case. Now the exterior of our building looks beautiful as a whole. According to the house rules.

Insurance premiums have increased due to the rising prices of many things in Turkey. This is beyond our control.

Regarding major repairs, I can say this, last year, we had a major renovation and repair of the pool, which is why it was higher in last year the budget. This year, we don't plan to undertake such major repairs.

As for the pool issue, we have calculated the expenses for the winter months, and it's not a significant cost. There is a considerable expense involved in filling the pool, and leaving it empty can cause cracks due to temperature fluctuations day and night. Additionally, if you look at other complex, those with empty pools look very bad.

- Kent Pedersen (Apt.24), If you look at the statistics, inflation in Turkey appears to have increased by 60% last year. Our communal fee has only increased by 30%. Additionally, I want to mention another issue. Our building has been painted 10 years ago, so we need to reconsider this and save money accordingly.
- Santa GRAIKSTE (Apt.4), was the lawsuit payment made this year?
- Anders Gullev (Apt.31), yes, it was made in 2024.
- Kent Pedersen (Apt.24), I request a small increase in communal fees. We need to collect more money to cover last year's deficit. I believe communal fees should be raised from 26,000 TL to 27,000 TL. Let's save a little money for paint.
- Adem Koçak (Apt.27): I think communal fees should be 22,000 TL.

Voting has been started and the budget above and the communal fee of 27.000 TL, have been accepted by majority votes. As the payment of 7.500 TL has been made in January 2024, the remaining 19.500 TL will be divided into three instalments. The first instalment of 7,500 TL should be paid before 31 May 2024, the second instalment of 6.000 TL before 31 July 2024, and the third instalment of 6.000 TL before 30 September 2024. 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 authorization to right to the board for the selection of the management company has been approved by majority votes. It has been 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 hire Adem Gurkan as caretaker and 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;

- Ahmad GHILOV (Apt.28), I have a question for the owners living in the middle block. Do you get any smell coming into your homes when someone cooks?

Mesut Gürses (Apt.23), yes, unfortunately. The whole house smells like food when someone else cooks.

The board members will do the necessary investigation on the matter.

- Juha Mustonen (Apt.44), there is noise coming from the treadmill in the gym. It needs maintenance.
- Santa GRAIKSTE (Apt.4), we want more transparency. We request the create a WhatsApp group. Also, there are always hairs in the showers of communal areas. Please make sure everyone cleans up their hair after use.
- Mesut Gürses (Apt.23), I saw rats around the walls of the complex during the summer. Also, rats are walking on the ceilings of our bathrooms at night; I can hear them. We need to find a solution to these issues.

The board members will do the necessary work on these matters.

- Anders Gullev (Apt.31), Because the bicycle parking area have a certain capacity. I would like to make an addition to our house rules under point nr. 5 in general. Nev point nr. 12 which reads as follows:

If you are away from Akdeniz 5 for more than 14 days, bicycles must be removed from the bicycle parking area and either stored in your own apartment or in the room in the basement next to Adem`s apartment. At the same time, it is forbidden to lock bicycles to the rack, if this is not observed the locks will be cut open and bicycles will be placed in the basement room.

Anders Gullev (Apt.31), The insurance we have for our complex only covers communal areas. It does not cover your homes. You should get individual insurance for your homes. Also, last year we made hospital cards, and we see that some owners still haven't picked them up from the doors. These cards are made to assist you. In case of emergencies, when you call the phone number on the cards and provide the address code, they will come directly to your home.

(Ilpo Juhani Laitinen & Frans Johannes Leppaenen Apt.41), I have been an owner here for 10 years, and for the first time, I have a request from you. The outer parts of the duplex floors have water damage; could you please inspect these areas?

The board members will do the necessary investigation on the matter.

Article 13: As no one else engaged, the conductor has closed the meeting 11:50.

Conductor

Ayhan GEDİKOĞLU

Secretary

Eyyup ŞENBAHAR