

## AKDENİZ APARTMENT

### ORDINARY PROPERTY OWNERS GENERAL ASSEMBLY MEETING MINUTES DATED 19.04.2022

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 **30.03.2022**. 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 **19.04.2022** in the complex basement and if the majority cannot be reached, a second meeting will be held on **26.04.2022** 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 14 independent property owners in person and 18 independent property owners by power of attorney in total 32 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) gave some comments saying, that there are some articles that needs to be highlighted. In general all owners are encouraged to comply the Akdeniz5 house rules. They are composed during 16 years, and all are agreed with majority votes at General Meeting during this whole period. As example of circumvention is some of the owners were putting their personal stuff and shoes on the stairs, Akdeniz.5 Rules 4.2 ("There may not be placed any kind of furniture etc for keeping shoes or other stuff on the staircases, including fire exit") has been emphasized to some apartment owners. Other example of circumvention is new owner recently closed balcony with dark glass even though owner were told it is against Akdeniz 5 Rules 4.7. ("Owners who want to close their balconies with glass first have to get permission from the board to keep standard style and to prevent too much extra total weight on construction. The style has to be like balconies as it is on apartment number 6. Window profiles must be white and glass must be the same on balconies above and below each other, so the vertical sealing strips gives straight lines of the facade. Any extra expenses in relation to communal maintenance caused by window constructions have to be paid by the owner himself."). We have an active Facebook group for only owners in Akdeniz5, please search for "AKDENİZ V", where board member Jari Kanninen is the administrator – owners can join the group.

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

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

- Kent PEDERSEN (Apt.24), some of the owners contacted us, and they determined that they have water damage in their house. It has been found out that these damages have been existed because of the communal area roof terrace. Let's authorize the next term's board members for the repairing that need to be made to solve this problem. This damage has been caused by the communal area so that is also our responsibility.

Isa AKAR on behalf of Aysel-Adem KOÇAK (Apt.27), there is communal area insurance, instead of collecting an extra fee, let's take this fee from the insurance.

Insurance companies don't pay for damages due to the lack of a proper roof.

Muhammet GÜLTEN, even if there is a normal roof, the insurance only covers natural disasters. Insurance companies don't cover damages such as water leakages.

There are different several solutions for repairing this roof. The board is researching which one is better. One of the solutions costs more. The complainant owner thinks that the some of the solutions will be better, so the board will search for the best solution.

Isa AKAR on behalf of Aysel-Adem KOÇAK (Apt.27), there was similar damage to common areas on another complex. As you know, it has become difficult for Turkish people to live here right now, so Turkish people should be out of this repair fee.

Kent PEDERSEN (Apt.24), I don't agree with this opinion. All owners are using the same facilities, so everyone has to pay.

**The voting has been started for repairing the roof. It has been accepted to repair the roof and authorize the next board members with majority votes.**

- Kent PEDERSEN (Apt.24), commented on in coming proposal about bikes. Most of the owners have bicycles. Therefore, the bicycle area is not enough. Therefore, it is proposed to build a new bicycle area or expand the current covered outdoor bike area.

Liubov MATSKO (Apt.14), yes that is right, it would be better if there will be a bigger area.

**The voting has been started for the bicycle area. With the majority of votes, it has been accepted to authorize the next board members to work on the bicycle area.**

**Article 7:** The discussion of 2022 estimated budget has been started.

**AKDENIZ-5 ESTIMATED BUDGET  
01.01.2022-31.12.2022 TERM**

**Revenues:**

Communal fee and interests	<b>TRL 360.000,00</b>
Debtors primo	
Debtors ultimo	
Prepayments primo	
Prepayments ultimo	
<b><u>Result, revenues</u></b>	<b>TRL 360.000,00</b>

**Expenses:**

Expenses caretaker salary etc	<b>TRL 120.000,00</b>
Ptt, notar, lawyer, general meeting, bank commision	<b>TRL 3.000,00</b>
Communal area electricity	<b>TRL 20.000,00</b>
Communal area water	<b>TRL 10.000,00</b>
Pool chemicals	<b>TRL 33.000,00</b>
Maintenance of communal area and materials	<b>TRL 15.000,00</b>
Maintenance of lifts	<b>TRL 7.000,00</b>
Maintenance of generator	<b>TRL 2.000,00</b>
Fuel to generator	<b>TRL 100,00</b>
Insurances communal areas	<b>TRL 1.500,00</b>
Equipment and investments	<b>TRL 3.000,00</b>
Unexpected expenses	<b>TRL 5.000,00</b>
Large repair	<b>TRL 3.000,00</b>
From maintenance fund	<b>TRL -</b>
Refund	<b>TRL -</b>
Revaluation	<b>TRL -</b>
<b>Operating expenses, subtotal</b>	<b>TRL 222.600,00</b>
Consultancy fee (120Euro/apartment)	<b>TRL 96.000,00</b>
Maintenance fund, savings.	<b>TRL 41.400,00</b>
<b><u>Result expenses, total</u></b>	<b>TRL 360.000,00</b>

Kent PEDERSEN (Apt.24), reparation fee of the roof is not included in the budget. Collecting extra payment will be required for the repairing roof. Since this expense is not included in the budget, an additional 2000 TL will be collected in September 2022. We already paid 3000 TL in January to the communal fee.

**Voting has been started. The budget and collecting an extra 2000 TL in September for repairing the roof have been accepted by the majority of votes. The second instalment of the communal fee of 3000 TL must be paid until 31 May 2022 and the third instalment of the communal fee 2000 TL and 2000 TL repairing fee of the roof must be paid together until 30 September 2022.**

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.

**Article 8:** The election of the new board has been started.

Previous year's chairman Kent Pedersen (No:24) determined that he will not be candidate after 16 years duties. Anders Gullev (No:31), Jari Kanninen (No:39), and Kurt Eric Callesen (No:29) have been nominated for the board.

**The voting has been started. As a result of the voting Kurt Eric Callesen (No:29), Anders Gullev (No:31) and Jari Kanninen (No:39) have been chosen as board members with majority votes. It was also voted and accepted with all the votes to authorize Jari Kanninen (No:39) sign the contract with Panorama Emlak Turz. İnş. San ve Tic. Ltd. Şti and to hand over all or some part of board's powers to a third person or to a company.**

**Article 9:** 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 10:** The election of management company has been started.

Kent PEDERSEN (Apt.24) suggested the Panorama Emlak Turz. İnş. San and Tic. Ltd. Şti as a management company.

**Voting has been started. Panorama Emlak Turizm. İnş. San ve Tic. Ltd. Ltd. has been chosen as the management company for Akdeniz-5 complex.**

**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;

Muhammet GÜLTEN, there is a little sink in the area where the manhole cover is located. That's why, the manhole cover is higher than the ground, when it will rain, the water that will be collected in this area and that water can damage the complex walls.

Isa AKAR on behalf of Aysel-Adem KOÇAK (Apt.27), if we do drilling for the water, this will reduce our water expenses.

Ayhan GEDİKOĞLU, this is not possible legally. This action is forbidden more than 10 years. There is also a collapsing situation on the barbecue area ceramics. Due to heavy rains in this winter, ceramics have been removed in some areas and their repairing have been made, but we may see a similar situation in other areas where repairs have not been made during the next winter.

Ender Can ATAY (Apt.4), why the water dispenser has been removed in the communal area? if you put it back, it could be better because people need water after getting out of the sauna and pool. Its annual cost is only around 300-400.

**This suggestion will be reviewed by the board.**

Liubov MATSKO (Apt.14), it could be better if we close up of the barbecue area and then people can sit there.

Kent PEDERSEN (Apt.24), this topic has been discussed before but could not be approved by the owners. There are tables and chairs in the communal area, you can bring them to the barbecue area.

Liubov MATSKO (Apt.14), How many days does the camera record?

Kent PEDERSEN (Apt.24), it is recording 6 weeks, if something is happening, records are being reviewed.

Ayhan GEDİKOĞLU, there is no entrance to the pool reserve tank. For this reason, it is necessary to enter the reserve tank and make a cover. Tank needs to be cleaned and repaired.

Kent PEDERSEN (Apt.24), There are some owners who are closing their balconies with glass. What colour can they paint the inside of the balcony?

**Legally, balconies are determined as communal areas. The colour of the balconies should be the same as the building colour and balcony colours should not be changed and this is forbidden. When you open the balcony windows, the exterior appearance of the building changes because the interior of the balcony is painted in a different colour.**

**Article 12:** As no one else engaged, the conductor has closed the meeting 10:50.

**Conductor**

Ayhan GEDİKOĞLU

**Secretary**

Eyyup ŞENBAHAR