

**COMMUNITY OF OWNERS
RESIDENTIAL COMPLEX SEÑORÍO DE ALOHA**

CALL TO THE ANNUAL GENERAL MEETING

Dear property owner,

You are advised and in accordance with article 16 of the law of horizontal property (ley de propiedad horizontal) that your presence, or that of your representative, is requested at the ordinary general meeting of the Owners association of **SEÑORIO DE ALOHA** to be held the **28th of April 2025, at 10.00am (first call) and at 10.30am (second call)**.

At the same time, you are informed that in accordance with article 15.2 of the law of horizontal property, those owners who have any outstanding community debts have no right to vote on any issues at the annual general meeting.

The meeting will be held at **NH EXPRESS SAN PEDRO HOTEL in San Pedro de Alcántara, Marbella**, according to the following:

AGENDA:

1º). – PRESIDENT'S REPORT.

2º). PRESENTATION AND APPROVAL OF THE 2024 FINANCIAL STATEMENTS.

3º). PROPOSAL FOR THE SETTLEMENT OF DEBTS OWED BY OWNERS IN ARREARS. LEGAL ACTION UNDER ARTICLE 21 OR CORRESPONDING DECLARATORY PROCEEDINGS.

OFFER TO DEBTORS OF A BINDING PROPOSAL IN COMPLIANCE WITH LAW 1/2025 (MASC).

AUTHORISATION FOR THE SECRETARY/ADMINISTRATOR TO MAKE SAID BINDING PROPOSAL IN ORDER TO COMPLY WITH THE PROCEDURAL REQUIREMENT FOR ANY POTENTIAL FUTURE LEGAL CLAIM.

4º). - ELECTION OF THE COMMUNITY BOARD MEMBERS

5º) APPROVAL, IF APPLICABLE, OF THE COMMUNITY'S INTERNAL REGULATIONS.

- **5.1 General Rules** (See Annex 5.1)
- **5.2 Rules on Renovations/Works** (See Annex 5.2)
- **5.3 Rental Rules** (See Annex 5.3)

6º) OTHER MATTERS OF INTEREST, AGREEMENTS TO BE MADE:

6.1. Status of major infrastructure repairs following the legal proceedings with FCCC.

6.2. Update on the situation with Nao Club.

6.3. Information on the Community's Historical Debt Situation.

6.4. Approval of legal actions against the renovations carried out at:

- **GIRALDA 5- 4th I & DOÑANA 4- 4th D.**

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Discussion and deliberation on the modifications made by certain owners to common elements or those visible from the outside, without the proper authorization from the community, in violation of the statutes and current regulations.

Approval, if applicable, of the legal and administrative actions to be taken for the restoration of common elements to their original state and measures to prevent future unauthorized alterations.

6.5. Special consideration on renovations and habitability in storage rooms. Actions to be taken.

7º) PRESENTATION AND APPROVAL OF THE BUDGET FOR THE 2025 FINANCIAL YEAR.

8º) AT THE REQUEST OF OWNERS:

8.1. DOÑANA 1- 5TH D:

"I request permission to demolish the walls of my terrace in order to enjoy a better view, similar to other corner penthouses in Señorío de Aloha. I also want to remove the small wall between the living room and the terrace to install new sliding doors, as done by others in Señorío de Aloha."

8.2. ALHAMBRA 3- 5TH D:

Incident with staff due to noise.

9º) DIGITAL CERTIFICATE. POWER OF ATTORNEY. AGREEMENTS TO BE MADE.

10º) REQUESTS AND QUESTIONS.

Marbella, 25th of March 2025

C. O. SEÑORÍO DE ALOHA

C. I. F.: H- 92232214 The President

Avda. Manojete C.O Señorío de Aloha.

29660 Nueva Andalucía (Marbella)