

**MINUTES OF THE ORDINARY GENERAL MEETING OF THE
COMMUNITY OF OWNERS OF THE RESIDENTIAL COMPLEX SEÑORIO
DE ALOHA**

Marbella, 28th April 2025

At 10.30 a.m. and on the second call, due to there not being the majority of those present as required by law on first call, the owners of the Community of the Residential Complex Señorío de Aloha, duly called and summoned by the President, met at the NH Express Hotel in San Pedro Alcántara for an Ordinary General Meeting, with the following agenda:

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.**

Discussion and deliberation on the modifications made by certain owners to common elements or those visible from the outside, without the proper authorisation 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 unauthorised 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.

This General Meeting is attended by the owners listed below, indicating their participation quota:

Asistentes:

Propietario	Propiedad	Cuota Copr. %
CRISTINA MORENO MONTES	ALH.1, 2º I	0,35600
CRISTINA MORENO MONTES	ALH.4, T-01	0,01200
CRISTINA MORENO MONTES	GIR. G-54	0,02000
LARS DAVID STEINER	ALH.3, 5º I	0,39600
LARS DAVID STEINER	ALH. G-84	0,03500
LARS DAVID STEINER	ALH.3, T-11	0,01100
SUHAIL AL-JUZI	ALH.4, 4º D	0,32800
SUHAIL AL-JUZI	ALH. G-78	0,02900
SUHAIL AL-JUZI	ALH. G-80	0,02900
SUHAIL AL-JUZI	ALH.4, 4º I	0,38500
SUHAIL AL-JUZI	ALH.4, T-08	0,01500
SUHAIL AL-JUZI	ALH.4, T-09	0,01500
STEFAN MIKAEL STERNER	DOÑ.1, 5º I	0,39400
STEFAN MIKAEL STERNER	DOÑ. G-23	0,01800
THOMAS WIDMANN	DOÑ.2, 1º I	0,46900
THOMAS WIDMANN	DOÑ. G-48	0,01800
THOMAS WIDMANN	DOÑ.2, T-09	0,00800
GUN ANNA KARIN ALMEN	DOÑ.2, 5º I	0,39400
GUN ANNA KARIN ALMEN	DOÑ. G-25	0,01800
GUN ANNA KARIN ALMEN	DOÑ.2, T-06	0,00800
VICTORIA VELIKOVSKAYA	DOÑ.4, 2º I	0,35800
VICTORIA VELIKOVSKAYA	DOÑ. G-09	0,03900
VICTORIA VELIKOVSKAYA	DOÑ.4, T-08	0,00800
KEITH MANNING	DOÑ.5, 2º D	0,35600
KEITH MANNING	DOÑ. G-10	0,04800
KEITH MANNING	DOÑ.5, T-10	0,01100
LARS HARRY ANDERSSON	GIR.2, 4º D	0,33000
LARS HARRY ANDERSSON	GIR. G-56	0,02400
LARS HARRY ANDERSSON	GIR.1, T-11	0,00900
JOSE MORENO LARA	GIR.2, T-12	0,01300
ALAN LEVEY	GIR.3, 5º I	0,39600

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AHMAD KAMIL AL NAIMI	GIR.4, 4° D	0,32800
AHMAD KAMIL AL NAIMI	GIR.4, T-09	0,01200
AHMAD KAMIL AL NAIMI	TRI. G-04	0,04900
JOSEPH Y SUZANNE KHOURY	GIR.5, 3° D	0,34200
JOSEPH Y SUZANNE KHOURY	GIR. G-04	0,02200
JOSEPH Y SUZANNE KHOURY	GIR.5, T-11	0,00900
FAHAD IBRAHIM ALJARBOA	MEZ.1, 5° D	0,43700
FAHAD IBRAHIM ALJARBOA	MEZ. G-04	0,01300
FAHAD IBRAHIM ALJARBOA	MEZ.4, T-13	0,01400
SAMANEH BEYRAMI BAHER	MEZ.2, 1° I	0,46900
SAMANEH BEYRAMI BAHER	MEZ. G-20	0,01600
SAMANEH BEYRAMI BAHER	MEZ.2, T-04	0,01100
SAMANEH BEYRAMI BAHER	MEZ.2, T-05	0,01400
SAMANEH BEYRAMI BAHER	MEZ.2, T-08	0,00700
JOHAN PATRICK THUNQVIST	MEZ.3, 2° I	0,35600
JOHAN PATRICK THUNQVIST	MEZ. G-40	0,01300
JOHAN PATRICK THUNQVIST	MEZ.3, T-11	0,01100
GABRIEL SAADO	MEZ.6, 4° D	0,32800
GABRIEL SAADO	MEZ. G-56	0,01500
JOHN PHILIP RILEY	MEZ.6, 5° D	0,39400
JOHN PHILIP RILEY	MEZ. G-31	0,01200
JOHN PHILIP RILEY	MEZ.6, T-04	0,01100
QUINN, TOM	MEZ.6, 5° I	0,43700
QUINN, TOM	MEZ. G-30	0,01200
VALENTIN PONCOS	TRI.1, 5° D	0,43700
VALENTIN PONCOS	TRI. G-25	0,01900
VALENTIN PONCOS	TRI.1, T-05	0,01100
SOFIE MONICA RYTTMARKER	TRI.2, 1° D	0,58400
SOFIE MONICA RYTTMARKER	TRI. G-55	0,01800
SOFIE MONICA RYTTMARKER	TRI.2, T-10	0,01100
GERRY BURKE	TRI.4, 2° D	0,35600
GERRY BURKE	TRI. G-17	0,01700
GERRY BURKE	TRI.4, T-07	0,00800

Representados:

Propietario	Propiedad	Cuota Copr. %	Representado por
EMIL ALEXANDER WOLFBRANDT	ALH.1, 2° D	0,41200	JOHN PHILIP RILEY
EMIL ALEXANDER WOLFBRANDT	ALH.1, T-04	0,01100	JOHN PHILIP RILEY
EMIL ALEXANDER WOLFBRANDT	GIR. G-48	0,02000	JOHN PHILIP RILEY
FERENC JOZSEF OFFENBACHER	ALH.1, 3° D	0,39800	LINDA DIENES
FERENC JOZSEF OFFENBACHER	ALH. G-61	0,02900	LINDA DIENES
FERENC JOZSEF OFFENBACHER	ALH.1, T-13	0,01000	LINDA DIENES
JOHAN INGEMAR EKERMANN	ALH.2, 1° I	0,46900	JOHN PHILIP RILEY
JOHAN INGEMAR EKERMANN	ALH. G-91	0,03500	JOHN PHILIP RILEY
JOHAN INGEMAR EKERMANN	ALH.2, T-05	0,01400	JOHN PHILIP RILEY
PAUL PHILIPPE DESNERCK	ALH.2, 2° D	0,35800	JOHN PHILIP RILEY
PAUL PHILIPPE DESNERCK	ALH. G-67	0,02900	JOHN PHILIP RILEY
PAUL PHILIPPE DESNERCK	ALH.2, T-01	0,01200	JOHN PHILIP RILEY
MAAN NIMA ALYAN	ALH.2, 3° D	0,34400	SUHAIL AL-JUZI
MAAN NIMA ALYAN	ALH. G-68	0,02900	SUHAIL AL-JUZI
MAAN NIMA ALYAN	ALH.2, T-13	0,01400	SUHAIL AL-JUZI
MAAN NIMA ALYAN	MEZ. G-62	0,01500	SUHAIL AL-JUZI
MAAN NIMA ALYAN	MEZ.2, 1° D	0,58400	SUHAIL AL-JUZI
MAAN NIMA ALYAN	MEZ.2, T-06	0,01100	SUHAIL AL-JUZI
MAAN NIMA ALYAN	MEZ.2, T-07	0,01500	SUHAIL AL-JUZI

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MAAN NIMA ALYAN	MEZ.2, T-09	0,01200	SUHAIL AL-JUZI
MAAN NIMA ALYAN	MEZ.2, T-10	0,01300	SUHAIL AL-JUZI
ATTILA LASZLO	ALH.2, 4° I	0,32800	MARK ILYES
ATTILA LASZLO	ALH. G-66	0,02900	MARK ILYES
ATTILA LASZLO	ALH.3, T-14	0,01200	MARK ILYES
JENS MAGNUS HAMBERG	ALH.2, 5° D	0,39600	JOHN PHILIP RILEY
JENS MAGNUS HAMBERG	ALH. G-72	0,02900	JOHN PHILIP RILEY
JENS MAGNUS HAMBERG	ALH.2, T-02	0,01300	JOHN PHILIP RILEY
IAN ARTHUR CATLEY	ALH.3, 2°D	0,35600	JOHN PHILIP RILEY
IAN ARTHUR CATLEY	ALH. G-74	0,02900	JOHN PHILIP RILEY
IAN ARTHUR CATLEY	ALH.3, T-07	0,01500	JOHN PHILIP RILEY
KIERON HAYES	ALH.3, 2° I	0,35800	JOHN PHILIP RILEY
KIERON HAYES	ALH.3, T-08	0,00700	JOHN PHILIP RILEY
KIERON HAYES	GIR. G-55	0,02000	JOHN PHILIP RILEY
ANNIKA CHARLOTTA ÖFVERHOLM	ALH.3, 3° D	0,34200	LARS DAVID STEINER
ANNIKA CHARLOTTA ÖFVERHOLM	ALH. G-86	0,03500	LARS DAVID STEINER
ANNIKA CHARLOTTA ÖFVERHOLM	ALH.3, T-03	0,01600	LARS DAVID STEINER
ANDERS TIBOR RUPP	ALH.3, 5° D	0,39300	LARS DAVID STEINER
ANDERS TIBOR RUPP	ALH. G-88	0,03500	LARS DAVID STEINER
GREGER V. JOHANSSON	ALH.4, 1° D	0,53000	JOHN PHILIP RILEY
GREGER V. JOHANSSON	ALH. G-75	0,02900	JOHN PHILIP RILEY
GREGER V. JOHANSSON	ALH.4, T-13	0,01000	JOHN PHILIP RILEY
HENDRIKUS VAN HUIJSTEE	ALH.4, 3° I	0,39800	JOHN PHILIP RILEY
HENDRIKUS VAN HUIJSTEE	ALH. G-76	0,02900	JOHN PHILIP RILEY
HENDRIKUS VAN HUIJSTEE	ALH.4, T-12	0,01300	JOHN PHILIP RILEY
ILAN SLUIS	DOÑ.1, 1° I	0,53000	JOHN PHILIP RILEY
ILAN SLUIS	DOÑ. G-, M-6	0,00600	JOHN PHILIP RILEY
ILAN SLUIS	DOÑ.1, T-04	0,01200	JOHN PHILIP RILEY
SUSAN PUJOL PEREZ	DOÑ.1, 3° D	0,39800	JOHN PHILIP RILEY
SUSAN PUJOL PEREZ	DOÑ. G-02	0,03900	JOHN PHILIP RILEY
SUSAN PUJOL PEREZ	DOÑ.1, T-09	0,01600	JOHN PHILIP RILEY
DAVID BENISTY	DOÑ.1, 3° I	0,34200	JOHN PHILIP RILEY
DAVID BENISTY	DOÑ. G-43	0,01800	JOHN PHILIP RILEY
DAVID BENISTY	DOÑ.1, T-02	0,01200	JOHN PHILIP RILEY
THOMAS M. C. DOVSATER	DOÑ.1, 5° D	0,43700	CHRISTIAN NILSSON
THOMAS M. C. DOVSATER	DOÑ. G-04	0,03900	CHRISTIAN NILSSON
THOMAS M. C. DOVSATER	DOÑ.1, T-01	0,01200	CHRISTIAN NILSSON
PERESVET	DOÑ.3, 5° I	0,39600	IVAN SOLOVIEV
PERESVET	DOÑ. G-19	0,01700	IVAN SOLOVIEV
PERESVET	DOÑ.3, T-01	0,01000	IVAN SOLOVIEV
LARS PETER DEXNER	DOÑ.4, 1° I	0,58400	JOHN PHILIP RILEY
LARS PETER DEXNER	DOÑ. G-38	0,02500	JOHN PHILIP RILEY
LARS PETER DEXNER	DOÑ.4, T-02	0,00700	JOHN PHILIP RILEY
GHIATH DIB TATROS	DOÑ.4, 4° I	0,33000	JOSEPH Y SUZANNE KHOURY
GHIATH DIB TATROS	DOÑ. G-42	0,01800	JOSEPH Y SUZANNE KHOURY
GHIATH DIB TATROS	DOÑ.4, T-06	0,00800	JOSEPH Y SUZANNE KHOURY
LUCAS GERHARDSSON	DOÑ.4, 5° I	0,39600	CHARLOTTE LOTHIGIUS
LUCAS GERHARDSSON	DOÑ. G-20	0,01700	CHARLOTTE LOTHIGIUS
LUCAS GERHARDSSON	DOÑ.4, T-10	0,01100	CHARLOTTE LOTHIGIUS
WATHIQ K. I. ALKHUHAIRY	DOÑ.5, 1° I	0,56700	JOHN PHILIP RILEY
WATHIQ K. I. ALKHUHAIRY	DOÑ. G-12	0,03900	JOHN PHILIP RILEY
WATHIQ K. I. ALKHUHAIRY	DOÑ.5, T-09	0,01600	JOHN PHILIP RILEY
JOHAN DOUGLAS OTTOSON OEST	DOÑ.5, 2° I	0,41200	JOHN PHILIP RILEY
JOHAN DOUGLAS OTTOSON OEST	DOÑ. G-15	0,03900	JOHN PHILIP RILEY
JOHAN DOUGLAS OTTOSON OEST	DOÑ.5, T-03	0,01200	JOHN PHILIP RILEY

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JAN HAKAN JACOBSSON	DOÑ.5, 4° I	0,38500	JOHN PHILIP RILEY
JAN HAKAN JACOBSSON	DOÑ. G-39	0,02500	JOHN PHILIP RILEY
JAN HAKAN JACOBSSON	DOÑ.5, T-06	0,01100	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR.1, 3° D	0,39800	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR. G-21	0,01700	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR.1, T-01	0,01200	JOHN PHILIP RILEY
CHRISTINE ANDERSSON	GIR.1, 4° D	0,38500	JOHN PHILIP RILEY
CHRISTINE ANDERSSON	GIR. G-24	0,01700	JOHN PHILIP RILEY
CHRISTINE ANDERSSON	GIR.1, T-12	0,01400	JOHN PHILIP RILEY
SIMON GALKOFF	GIR.2, 1° D	0,58400	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR.2, 2° I	0,35600	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR. G-26	0,01900	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR.2, T-02	0,01300	JOHN PHILIP RILEY
BIRGITTA WRENNO	GIR.2, 4° I	0,32800	LARS HARRY ANDERSSON
BIRGITTA WRENNO	GIR. G-46	0,02000	LARS HARRY ANDERSSON
BIRGITTA WRENNO	GIR.2, T-09	0,01200	LARS HARRY ANDERSSON
ORLA BERNADETTE CANDON	GIR.3, 1° D	0,46900	JOHN PHILIP RILEY
ORLA BERNADETTE CANDON	GIR. G-31	0,01700	JOHN PHILIP RILEY
YAHROB ZEIDAN HAKIM	GIR.3, 3° D	0,34200	JOHN PHILIP RILEY
YAHROB ZEIDAN HAKIM	GIR. G-23	0,01700	JOHN PHILIP RILEY
YAHROB ZEIDAN HAKIM	GIR. G-33	0,01700	JOHN PHILIP RILEY
YAHROB ZEIDAN HAKIM	GIR.3, T-01	0,01300	JOHN PHILIP RILEY
ERIC ROLF LENNART STÖÖP	GIR.4, 5° D	0,39400	JOHN PHILIP RILEY
ERIC ROLF LENNART STÖÖP	GIR. G-05	0,02200	JOHN PHILIP RILEY
ERIC ROLF LENNART STÖÖP	GIR.4, T-13	0,01400	JOHN PHILIP RILEY
ANGELIQUE FLAG	GIR.4, 5° I	0,39600	JOHN PHILIP RILEY
ANGELIQUE FLAG	GIR. G-42	0,01700	JOHN PHILIP RILEY
Mª CARMEN GODOY DOMINGUEZ	GIR.4, T-03	0,01700	JOSE MORENO LARA
LARS ALLAN GRUNDEMAR	GIR.5, 1° I	0,56700	JOHN PHILIP RILEY
LARS ALLAN GRUNDEMAR	GIR. G-01	0,02700	JOHN PHILIP RILEY
LARS ALLAN GRUNDEMAR	GIR.5, T-07	0,01700	JOHN PHILIP RILEY
GABRIELLE G.GOMBAULT ASHBY	GIR.5, 3° I	0,39800	JOHN PHILIP RILEY
GABRIELLE G.GOMBAULT ASHBY	GIR. G-37	0,01700	JOHN PHILIP RILEY
GABRIELLE G.GOMBAULT ASHBY	GIR.5, T-14	0,01100	JOHN PHILIP RILEY
KARIM BILALI	GIR.5, 4° I	0,38500	JOHN PHILIP RILEY
KARIM BILALI	GIR. G-22	0,01700	JOHN PHILIP RILEY
KARIM BILALI	GIR.5, T-06	0,01200	JOHN PHILIP RILEY
SAYER INVESTMENTS, SL	MEZ.1, 5° I	0,39400	JOHN PHILIP RILEY
SAYER INVESTMENTS, SL	MEZ. G-02	0,01300	JOHN PHILIP RILEY
SAYER INVESTMENTS, SL	MEZ.1, T-12	0,01300	JOHN PHILIP RILEY
KJELL M. K. LUNDBACK	MEZ.2, 5° D	0,39600	JOHN PHILIP RILEY
KJELL M. K. LUNDBACK	MEZ. G-09	0,01200	JOHN PHILIP RILEY
MOGENS N CHRISTENSEN	MEZ.3, 1° D	0,58400	JOHN PHILIP RILEY
MOGENS N CHRISTENSEN	MEZ. G-16	0,01200	JOHN PHILIP RILEY
MOGENS N CHRISTENSEN	MEZ.3, T-14	0,01200	JOHN PHILIP RILEY
PETER SEJER RASK	MEZ.3, 5° I	0,39400	JOHN PHILIP RILEY
PETER SEJER RASK	MEZ. G-15	0,01200	JOHN PHILIP RILEY
PETER SEJER RASK	MEZ.3, T-12	0,01200	JOHN PHILIP RILEY
PERESVETT SL	MEZ.4, 3° I	0,34400	IVAN SOLOVIEV
PERESVETT SL	MEZ. G-48	0,01300	IVAN SOLOVIEV
PERESVETT SL	MEZ.4, T-14	0,01200	IVAN SOLOVIEV
DEAN PAUL CANNON	MEZ.5, 2° D	0,35600	JOHN PHILIP RILEY
DEAN PAUL CANNON	MEZ. G-23	0,01200	JOHN PHILIP RILEY
DEAN PAUL CANNON	MEZ.5, T-12	0,01200	JOHN PHILIP RILEY
PATRICK TIMOTHY LILLIS	MEZ.5, 2° I	0,35800	JOHN PHILIP RILEY

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ANNELIE ERICSON	MEZ.5, 3° D	0,34200	JOHN PHILIP RILEY
ANNELIE ERICSON	MEZ. G-49	0,01300	JOHN PHILIP RILEY
ANNELIE ERICSON	MEZ.5, T-01	0,01200	JOHN PHILIP RILEY
RAFAT MIKHAIL Y MARSIL GALI	MEZ.5, 3° I	0,34400	JOHN PHILIP RILEY
RAFAT MIKHAIL Y MARSIL GALI	MEZ. G-50	0,01300	JOHN PHILIP RILEY
RAFAT MIKHAIL Y MARSIL GALI	MEZ.5, T-02	0,01300	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ.5, 5° D	0,39400	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ. G-58	0,01500	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ.5, T-14	0,01200	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ.5, 5° I	0,39600	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ. G-25	0,01200	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ.5, T-13	0,01400	JOHN PHILIP RILEY
STEVEN AUBREY PEARCE	MEZ.6, 1° D	0,53000	JOHN PHILIP RILEY
STEVEN AUBREY PEARCE	MEZ. G-32	0,01200	JOHN PHILIP RILEY
STEVEN AUBREY PEARCE	MEZ.6, T-14	0,01100	JOHN PHILIP RILEY
ELISABETH SWAHN BENJAMIN	MEZ.6, 4° I	0,38500	JOHN PHILIP RILEY
ELISABETH SWAHN BENJAMIN	MEZ. G-60	0,01500	JOHN PHILIP RILEY
ELISABETH SWAHN BENJAMIN	MEZ.6, T-02	0,01400	JOHN PHILIP RILEY
SIMON RAYMOND ALEXANDER	TRI.1, 1° I	0,53000	JOHN PHILIP RILEY
SIMON RAYMOND ALEXANDER	TRI. G-56	0,02000	JOHN PHILIP RILEY
SIMON RAYMOND ALEXANDER	TRI.5, T-07	0,00900	JOHN PHILIP RILEY
LATIFA RMIKI JAKOBSEN	TRI.3, 4° I	0,33000	JOHN PHILIP RILEY
LATIFA RMIKI JAKOBSEN	TRI. G-42	0,01800	JOHN PHILIP RILEY
LATIFA RMIKI JAKOBSEN	TRI.2, T-06	0,00800	JOHN PHILIP RILEY
FCO JAVIER LARA RODRIGUEZ	TRI.4, 2° I	0,35800	JOHN PHILIP RILEY
FCO JAVIER LARA RODRIGUEZ	TRI. G-11	0,04400	JOHN PHILIP RILEY
FCO JAVIER LARA RODRIGUEZ	TRI.4, T-08	0,00800	JOHN PHILIP RILEY
VILLA GLORIA S.L	TRI.5, 1° I	0,56700	HERNAN M. VELASCO
VILLA GLORIA S.L	TRI. G-14	0,04300	HERNAN M. VELASCO
PAULA PEACE	TRI.5, 5° D	0,39400	JOHN PHILIP RILEY
PAULA PEACE	TRI. G-41	0,01800	JOHN PHILIP RILEY
PAULA PEACE	TRI.5, T-02	0,01200	JOHN PHILIP RILEY

In total, 34,0130 % of the participation coefficients are present or represented.

At the moment of the beginning of the Meeting, owners who are not up to date with their payments are advised that they will not have the right to vote.

Next, and within the agenda, the first point of the day is set out:

1º). - PRESIDENT'S REPORT.

The community president, Mr. Riley, begins by welcoming and thanking all attendees present in the room. He then introduces the board members: Ms. Pilar Marin, lawyer; Mr. Víctor Porrás, engineer from Inproyect; the administrators from Adenjo Gestión (Mr. Jose-Manuel Ortiz and Mr. David Vázquez); the vice president, Mr. Gerry Burke; and finally, the meeting translator, Mr. Anthony Wheatley.

He states that he will not dwell on the introduction, as there are many current & future items to address in the meeting, and that his report containing the most relevant information was circulated to all owners with the meeting notice.

He characterised 2024 as one of progress & challenges, highlighting significant progress on repairs & maintenance, & the commencement of the Access Control security system, & also acknowledging the ongoing drought throughout Spain, which brought water restrictions and posed particular challenges for our gardening and maintenance teams. Fortunately, unlike other communities, all three pools remained open & a minimum level of irrigation was maintained. However, the lawn areas were severely affected, and their recovery is now a priority for 2025.

On the one hand the arrival of autumn rains brought much-needed relief. However, they also served as a clear reminder of our aging infrastructure, as torrential storms caused flooding in several parts of the community, especially in the garages of the Giralda and Mezquita buildings. Rainfall has continued into 2025, allowing reservoirs to recover which has led to the lifting of some drought restrictions. Nevertheless, within the community, the damage caused has highlighted the urgent need to carry out essential structural repairs to garages, terraces, and building façades.

To this end, and as a key challenge for the future, an architectural report is already underway, which will form the basis for tendering out to qualified companies the significant infrastructure repairs and subsequent repainting of the community. This particular topic was further discussed under agenda point 6.1 & minuted herein.

Among the most sensitive issues in 2024 & continuing into 2025 were unregulated private renovations of apartments and the perennial disruptive behaviour of short-term rentals. Agenda items 5.2 & 5.3 provide for discussion & adoption of robust regulations to help alleviate these problems & are minuted herein.

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

To present the accounts for the 2024 fiscal year, **Mr. Gerry Burke**, vice president and a professionally qualified chartered accountant, **takes the floor and outlines the Community's financial situation.**

He states that the 2024 Income and Expenditure Account shows a surplus of €93,000, assuming 100% collection of fees. It is worth noting that this surplus was achieved despite the exceptional cost of €43,000 related to the legal settlement reached with Pinturas JJ, which was concluded at the beginning of the year.

Electricity and water costs were below budget, and the remaining expense categories were largely in line with expectations. The remaining balance from the "Special Assessment" was used during the year, mainly for terrace repairs and the new access control system.

The Balance Sheet at year-end shows that the Community has net assets of €373,000, although this figure is overestimated in real terms, as the receivables from owners (€358,000) include a significant amount of **old debt.**

Cash reserves have increased to €223,000, and creditors — excluding the aforementioned debt related to the company Pinturas JJ — have decreased to €86,000. This further improvement in liquidity has been achieved thanks to strict monitoring of owners with outstanding payments.

Based on the above, he explains that the Community's financial situation has gradually improved over the past few years, and some urgent repairs have been addressed using funds from the Special Assessment. Day-to-day expenses are currently being met adequately, and the main challenge now facing the Community is to determine the scope, budget, and financing of the major works required.

Mr. Stainer expresses that, first of all, he would like to thank Mr. Burke for his work on behalf of the Community. However, he believes that it would be advisable for the owners to have an external audit of the accounts. A broad discussion follows regarding the pros and cons of auditing the accounts every year, and it is noted that such an audit would cost approximately €5,000, depending on the type of audit.

It is **ultimately agreed by a majority** of those present and represented to have the Community's accounts externally audited starting from the next fiscal year (2025).

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.

It was reported that the current financial position of the Community is largely due to a low delinquency rate of only 5.3% on issued community fees. **The overall level of debt for community fees continues to decrease year after year.** Currently, 94.3% of this debt corresponds to just 13 owners.

The Community's lawyer, Ms. Pilar Marin, was present and provided a general overview of the current situation regarding some of the owners in arrears, as well as the legal status of those involved in ongoing legal proceedings. Among other matters, she noted that there are some long-standing debtors for whom it will be difficult to recover the full amount due to their legal or registry situation.

Finally, the General Meeting of Owners **unanimously agrees to approve the debt settlement list** attached to these minutes as of **March 31, 2025**, as well as any subsequent fees accrued under the approved budgets.

In the event that, once the debtor has been formally requested to make payment, such payment is not made within the period established in said request, **the Meeting unanimously agrees**, by all those present and represented:

1. **To appoint the Community's Property Administrator**, as a qualified professional in the field and administrator of all owners including the debtor, as the conciliator empowered to make a binding offer — which must remain confidential — and to attempt to reach an out-of-court resolution to the conflict, in compliance with Organic Law 1/2025.
2. **To file a legal claim for the outstanding debt**, pursuant to the Horizontal Property Act, if within ten calendar days from the date of receipt of the binding offer — or from the attempted delivery date if receipt is not confirmed — no agreement has been reached.

To that end, it is **unanimously agreed** by all those present that the defaulting owners shall bear all costs and legal expenses arising from the judicial proceedings, even if the Community engages legal counsel and a court representative when such representation is not legally required, authorising the President and/or the Administrator to grant power of attorney to solicitors and legal representatives and to issue the required certificates in accordance with the law.

It is likewise **unanimously agreed** by all those present and represented, in accordance with Article 1172 of the Spanish Civil Code, that any payments made by defaulting owners shall first be applied to cover the costs incurred in the debt collection process, such as bank return fees, Land Registry or Mercantile Registry fees, issuance of certificates, postal or courier expenses, lawyers, legal representatives, experts, etc.; then to any applicable surcharges and interest, in that order; and finally to the principal amount, comprising the ordinary or special community fees claimed.

To this end, from now on, all extrajudicial or judicial expenses arising from any claim for community fees, as well as surcharges, shall be directly charged to the account or ledger of each property, and shall be treated in all respects as outstanding debt.

Owners who are not up to date with their community payments are reminded of the following resolution passed by the General Meeting:

- Owners with outstanding fees will not have access to the swimming pools or paddle courts, nor will they have access to the community internet service or any other service or facility that may be legally restricted.
- The President is authorised to implement any measures deemed necessary to enforce these service restrictions.

(All of the above is in accordance with the provisions of Law 10/2022 of 14 June, which in Article 2.3 amends Article 21.1 of the Horizontal Property Act.*

4º). - ELECTION OF THE COMMUNITY BOARD MEMBERS

Candidates for the position of President are requested.

Mr. JOHN PHILIP RILEY (Apt. Mezquita 6, 5th D) presents his candidacy and is unanimously elected as **President**.

Mr. GERRY BURKE (Apt. Triana 4, 2nd D) is likewise appointed as **Vice President**.

Similarly, after offering to step down, **ADENJO GESTIÓN SL**, represented by Mr. José Manuel Ortiz Sánchez, is reaffirmed by majority vote as **the Community Administrator**.

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

- **5.1 General Rules** (See Annex 5.1)

The President states that the current rules are outdated, ambiguous, and insufficient for managing a modern residential community. They also do not fully reflect the current national, regional, or Horizontal Property laws. The proposed revisions have been developed based on real situations within the community, with a clear focus on privacy, non-disturbance, efficiency, and increasing property value through an orderly and well-managed environment.

A broad discussion takes place regarding the 'Access Control Security System' and the content of the rules related to the number of fobs & remote controls, as well as the right of access to garages and storage rooms, etc. Some owners raise various issues regarding: restricted access to the garages with vehicles if they only own a storage unit; problems concerning persons with disabilities; fob allocation to external cleaners; and so on.

Finally, after extensive debate and some modifications to the proposed rules, **it is unanimously agreed** by all present and represented to approve the Rules, **which will be attached to these Minutes and will come into effect from today.**

Likewise, and solely concerning access control and related rules, it is unanimously agreed by all present and represented to form a Committee empowered to decide on possible individual cases that may arise. ^[SEP]The committee will be composed of the President, Mr. John Riley; the community on-site manager, Mr. Víctor Porras; and the owner, Mr. David Steiner.

- **5.2 Rules on Renovations/Works** (See Annex 5.2)

It is reported that a considerable number of private works have been carried out recently within the Complex. Some owners have not respected the neighbours' rest periods, nor have they taken care of or respected the common areas.

Therefore, together with the meeting notice, a document is attached regarding Rules to be approved for carrying out private works within the residential complex.

These rules aim, among other things, to: guarantee the aesthetic uniformity of the complex; bring order to the process of carrying out renovations; minimize damage to common areas; ensure the cleanliness of common areas affected by the works; collect a deposit for possible damage & disruption to common areas; reduce disturbances to other neighbours through increased control & coordination via the Administration, etc.

After extensive debate and some modifications to the proposed rules, **it is unanimously agreed** by all present and represented to approve the Rules, **which will be attached to these Minutes and will come into effect from today.**

- **5.3 Rental Rules** (See Annex 5.3)

The President states that the situation regarding rentals is constantly evolving and recommends that those who rent or intend to rent their properties consult the Andalusian Government's website for updated legal guidance.

The rules that were sent along with the Meeting Notice aim to regulate tourist-use properties within the community. Their goal is to strike a fair balance, allowing owners to rent their properties while ensuring the community remains peaceful, safe, and well managed.

After extensive debate and some modifications to the proposed rules, **it is unanimously agreed** by all present and represented to approve the Rules, **which will be attached to these Minutes and come into effect as of today.**

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

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

The President states that, as mentioned earlier, this is an inherited problem. He explains that the primary priority is to carry out repair work on the garages of Giralda, Alhambra, and Mezquita. These garages were never properly waterproofed during construction, so action is necessary to rectify both the primary problem, & the subsequent damage. This will involve excavating landscaped areas and some pedestrian pathways in order to access the garage roofs externally, and internal repairs to parts of the ceilings & walls.

Likewise, the front façades of the five buildings, particularly from the 1st to the 4th floor, show significant discoloration caused by corrosion of the iron edges located under the terraces and planters. These iron edges must be removed & replaced with non-corrosive elements, which in turn will require re-plastering of large areas of the facades of all buildings. Additionally, a majority of the metal structures of the awnings on the fifth-floor apartments show significant signs of deterioration and must be replaced. We also need to consider installing a rainwater drainage system on the rooftops to divert significant rainwater from the terraces and planters on multiple floors below.

Given the scope of the mentioned works, it will be necessary to repaint the entire front façades of the five buildings.

Therefore, it makes sense to take advantage of this intervention to carry out a complete re-painting of the entire community at the same time. The last painting was done between 2016 and 2018, but the poor quality of that work has not withstood the test of time well. Many owners believe that a more modern colour palette would significantly improve the attractiveness of the community.

The President states that in order to finally resolve these decades long infrastructure problems once & for all, a specialist Architect has been engaged to prepare a full 'Technical Project'. The final report will include a scope of works & 'Bill of Quantities' with a breakdown of measurements, quantities and estimated costs. This will enable a competitive & transparent tender process between selected contractors. This approach also enables the opportunity to explore external financing options that spread the costs over a number of years.

The Architects' work is expected to be completed before the end of September. After review by the management team, bids will be prepared and distributed for the different projects. Around the same period, we will follow up on preliminary financing discussions with banks to obtain indicative terms for a long-term loan.

Current estimates for project completion range from 18 to 30 months. It is anticipated that an Extraordinary General Meeting will be called around October/November to provide owners with a more detailed understanding of the scope of the works, estimated costs, and financing options.

6.2. Update on the situation with Nao Club.

The President states that, as already mentioned in his year-end report, the preliminary hearing took place in February. The witnesses presented by our side were accepted, and the main hearing is now scheduled for June 26. It is likely to be the first of several.

Rumours about a possible sale of the land remain unconfirmed, and there has been no progress toward an out-of-court settlement.

Once again, **it is unanimously agreed** by those present and represented to **continue working in this regard**, either alone or together with similarly affected communities, to initiate legal actions of any kind — including administrative proceedings — as well as other initiatives, including the right to seek economic damages, against NAÔ Pool Club or any successor organisation. The President and the Community Administrator are authorised to appoint a lawyer and a legal representative, as well as to use any other necessary resources that may lead to limiting or restricting the club's activities as required by law.

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

It is again explained that, as everyone is aware, **the Community has been carrying a debt with long-standing creditors**. This situation has been reported in previous General Meetings as well as in letters sent by the President.

However, it is important to emphasise that the current management team inherited a historical debt of approximately €245,000, which actually increased to €363,000 due to the occurrence of new creditors not previously provided for in the books.. This includes the Multimalaga ruling, claims from former lawyers, and the enforcement of the now known judgment by FCC (none of these items were reflected in the historical accounts).

During the last three fiscal years, €185,611.92 of that historical debt has been paid off. All of this has been made possible through debtor recovery efforts and prudent management of community funds. In summary, during the last fiscal year, staggered payment plans have been negotiated and financed with cash flow, especially as payments have been received from debtors.

Among the agreements, special mention goes to the one signed with the main creditor Pinturas JJ, which is currently being serviced without resorting to an extraordinary payment request from the owners.

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

GIRALDA 5- 4° I & DOÑANA 4- 4° D.

Discussion and deliberation on the modifications made by certain owners to common elements or those visible from the outside, without the proper authorisation 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 unauthorised alterations.

The community's lawyer, Ms. Pilar Marin, explains the situation that arises in Communities regarding modifications resulting from unauthorised works and the various possible legal avenues.

A broad debate takes place regarding several works carried out within the Complex which, in some cases without authorisation, have altered and modified the original configuration of the Complex.

After extensive discussion, it is **unanimously agreed** by all owners present and represented to **initiate legal and administrative actions to restore the common elements to their original state and to implement measures to prevent future unauthorised alterations**. The President is authorised to grant powers of attorney to lawyers and solicitors, as well as any other necessary professionals, to successfully execute the resolutions of the meeting.

Furthermore, in compliance with Organic Law 1/2025, the Community's Property Manager is appointed — as a professional in the field and administrator for all owners — as conciliator authorised to make a binding offer to the various owners (which shall remain confidential) and to attempt to find an out-of-court solution to the conflict.

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

It is stated that there are storage rooms in the Community being used as living spaces, either as annexes to existing residences or individually.

A broad discussion takes place regarding the situation and the potential risks it poses to the Community.

Finally, it is **unanimously agreed** by all present and represented to:

- Prepare a list of storage rooms being used as living spaces or annexed as such.
- Send a formal request requiring a change of use or, if applicable, a technical feasibility study for their use as a residence.
- In the absence of the above, authorise the President to initiate legal actions, whether civil or administrative, as appropriate under the law.

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

The budget for the 2025 Fiscal Year is presented, **proposing a 2.2% increase**. After review and discussion by those present and represented, it is **unanimously agreed by all present and represented to approve the following budget for the 2025 Fiscal Year as follows:**

BUDGET-ORDINARY EXPENSES FISCAL YEAR 2025

2025

STAFF

CLEANING	77.100,00
MAINTENANCE	47.000,00
LABOUR RISK PREVENTION	850,00
LABOUR ADVISOR	3.060,00
LIFEGUARD (SUMMER SEASON)	15.000,00
OTHER STAFF EXPENSES	1.250,00

TOTAL 1.- 144.260,00

REPAIRS & MAINTENANCE

GARDENING	70.000,00
GARDEN ITEMS (Brush, seeds,...)	5.000,00
POLL MAINTENANCE (Analysis, Chemicals,...)	6.000,00
FAIN PUERTAS, Doors maintenance	3.750,00
FAIN ASCENSORES, Elevator maintenance	30.518,00
UTECMA, TV & VIDEO PORTERO / CCTV rental & Maintenance	7.100,00
INCOTEX – Fire extinguisher	7.500,00
PEST CONTROL -	1.100,00
REPAIRS & MAINTENANCE IN GENERAL/UNFORESEEN	42.160,00

TOTAL 2.- 173.128,00

SUPPLIES

ELECTRICITY	35.000,00
WATER	35.000,00

TOTAL 3.- 70.000,00

ADMINISTRATION, LEGAL ADVISOR & VIGILANCE SERVICE

INSURANCE POLICY	13.790,00
OTHERS (legal advisor ,Audit, interpreter, Tecnnician,...)	15.000,00
MONDAY.COM licence	1.550,00
PRESIDENCY EXPENSES	12.100,00
VARIOUS & RECURRENTS	7.000,00
ADMINISTRATION FEES	39.100,00
PROJECT COORDINATOR	15.000,00
ARCHITECT REPORT- REHABILITATION	19.550,00
ENGINEERING MANAGEMENT	31.020,00
MAINTENANCE SERVICE & 24 HORAS SERVICE	168.000,00

TOTAL 4.- 322.110,00

<i>SUBTOTAL</i> (Financed by community fees)	709.498,00
<i>RESERVE FUND</i> (ART. 9 L.P.H)	70.949,80
TOTAL BUDGET	780.447,80
TOTAL BUDGET/EXPENDITURE / REMANENT / %	780.447,80 €

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."

The President states that it is very important for owners who wish to carry out works to contact the community and request authorisation. This not only allows the community to oversee the works but also helps the neighbours.

The President adds that, in this specific case, what is being requested has already been carried out by many owners of the corner apartments, so he proposes to authorise the requested works based on existing precedents.

After a thorough discussion, it is **unanimously agreed** by all present and represented to **approve the authorisation of the works requested by the owner.**

8.2. ALHAMBRA 3- 5TH D:

Incident with staff due to noise.

This item is at the request of the owner, who wished to report an incident they had with community staff regarding noise.

9º). - **DIGITAL CERTIFICATE. POWER OF ATTORNEY. DECISION MAKING**

The secretary-administrator informs that Law 39/2015, of 1st October, on the Common Administrative Procedure of the Public Administrations, and Law 40/2015, of 1st October, on the Legal Regime of the Public Sector, establish the use of electronic means as the only means for the Community of Property Owners to relate with the Public Administrations. Therefore, the attendees unanimously adopt the following resolution:

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

"The Board of Owners expressly appoints as its legal representative before the Administration, and confers as broad a power of attorney as is legally appropriate, the Secretary-Administrator of the community Mr. Jose Manuel Ortiz Sánchez, with NIF number 02604677-L, so that on behalf of the Community of Owners Señorío de Aloha, located at Avda. de Manolete s/n, Nueva Andalucía-Marbella, with CIF number H92232214, he may:

-Personate before the State Tax Administration Agency or before other delegated registry offices of bodies, agencies or entities that exercise public functions, as well as before the offices or registries designated by the certification service providers, in order to provide the documentation and sign any documents that may be necessary, in order to obtain the user certificate for relations with the Administration.

-Request, download, install, renew, suspend, revoke, and use any electronic signature certificate issued by the Fábrica Nacional de Moneda y Timbre de la Real Casa de la Moneda, ANF AC, or by other certification service providers, and any other electronic certificates that may arise subsequently in accordance with the state of the art.

-Use their own electronic signature certificate, or, alternatively, the digital certificate of the community itself, to carry out by telematic means all procedures and actions in the electronic office of the State Tax Administration Agency, and before: the General State Administration, Autonomous Communities, Local Entities, Public Bodies and any other entities of the Administration".

10º). ANY OTHER BUSINESS

An owner states that there are many leaks in the Triana building. Additionally, a request is made for the installation of a handrail on the stairs between that building and Doñana building.

Victor (the community engineer) notes the request for the handrail installation and mentions that the leaks are among the issues to be addressed when the rehabilitation works are carried out.

An owner also requests the installation of a mirror in the garage for safety reasons, to assist with vehicle entry and exit.

There being no further matters to discuss, the meeting is adjourned at 3:30 PM on the date indicated in the heading.

C. P. SEÑORIO DE ALOHA
C. I. F.: H - 92232214
Avda. Manolete
29660 Nueva Andalucía (Marbella)

Mr. John Philip Riley
President

C. P. SEÑORIO DE ALOHA
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Mr. Jose Manuel Ortiz Sánchez
Administration