

AKDENİZ APARTMENT
ORDINARY OWNERS GENERAL ASSEMBLY MEETING MINUTES DATED 23.04.2025

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 **24.03.2025**. 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 **23.04.2025** in the complex basement and if the majority cannot be reached, a second meeting will be held on **30.04.2025** 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 owner's list 15 independent owners in person and 10 independent owners by power of attorney in total 25 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.

Anders GULLEV (Apt.31), everything we have done over the past year is reflected in the reports. If you have any questions, we are ready to answer them.

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

Introduction: As the appointed auditor for the Owners Union, I have completed the audit for the year ending December 31, 2024. The purpose of this audit was to prepare a financial report for presentation at the upcoming Annual General Meeting.

Key Findings: Upon thorough review, I found no significant issues or discrepancies in the financial records for the year 2024.

Recommendations: It is recommended that Owners Union initiate more savings to upcoming building maintenance.

Conclusion: The overall audit result indicates that the financial affairs of the Owners Union are done properly. I recommend all members involved in maintaining the integrity of the Owners Union's financial practices.

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

Article 6: Discussions and decisions about proposals received from owners..

6.1 Changing the Complex Financial period:

Anders GULLEV (Apt.31), The board of directors proposes that the financial year be changed so that it runs from April 1 to March 31. This means that the current financial period will run from January 1, 2025 to March 31, 2026 and therefore the adopted budget must be divided by 4 and multiplied by 5, and the payment in January 2026 will also amount to TRL. 10,000.

As a result of the voting, it has been accepted by majority votes that the financial year will cover the period from April 1st to March 31st. Additionally, for this specific period, the financial year will be from January 1st, 2025, to March 31st, 2026. In the following periods, however, the financial year will be from April 1st to March 31st every year and adopted budget must be divided by 4 and multiplied by 5, and the payment in January 2026 will also amount to TRL. 10,000. (Apt. 27 voted against.)

6.2 Arrangement of communal fee payment dates:

Anders GULLEV (Apt.31), the payment dates going forward should be the end of January, April, July and October, but so that the next payment is before the end of May 2025. The proposals are so that we do not have to adopt a budget where 4 months have already passed and to have a normal course for the payments.

As a result of the voting, it has been accepted by majority votes that the payment dates for the communal fees will be the last day of January, April, July, and October in future periods; however, for this year, the payment will be due by the end of May instead of April. (Apartment 27 voted against.)

6.3 Collecting funds for the elevator:

Anders GULLEV (Apt.31), the board of directors proposes that 300.000 TRL. be allocated in the budget for ongoing safety updates/renovations of the elevators, as they are now 19 years old and we have seen outages due to power outages and switching to power from a generator. Currently, there are no issues; however, we would like to keep this amount in our fund account for potential emergencies.

As a result of the voting, it has been decided by majority votes to collect 300,000 TRL for the elevator fund account within the budget. (Apartment 27 voted against.)

6.4 Change of house rules:

- a. The waste containers should be located outside the complex by the road.

It has been decided by majority votes to place the garbage containers outside the complex, along the roadside. (Apartment 27 voted against.)

- b. If the apartment is not in use, the doormat must be removed from the corridor.

It has been decided by majority votes that the door mats in the corridors should be removed when the owners are not residing in the apartments.

6.5 Creating a maintenance fund account:

Kent Pedersen (Apt.24), a maintenance account should be created in Euro. Payments 200 EUR per apartment for 2025. Account dedicated delivering foundation to maintain the buildings outside surfaces with painting and other needed repairs when needed.

As a result of the voting, no decision has been made due to an equal number of votes. Since there were 11 votes in favor and 11 votes against, the voting result has not been decisive.

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

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

The 3 candidates Eija Kaarina Falck (Apt:23), Anders Gullev (Apt:31), and John Stofberg (Apt:42) have been elected as board members. 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) has been nominated and voting has been started.

Kent Pedersen (Apt.24) has been elected as auditor with majority votes.

Article 9: The discussion of 01.01.2025-31.03.2026 term estimated budget has been started.

AKDENİZ-5 ESTIMATED BUDGET
01.01.2025-31.03.2026 TERM

Revenues:

Communal fee and interests	TRL	2.250.000,00
Debtors primo		
Debtors ultimo		
Prepayments primo		
Prepayments ultimo		
<u>Result, revenues</u>	TRL	2.250.000,00

Expenses:

Expenses caretaker salary etc	TRL	545.000,00
Ptt, notar, lawyer, general meeting, bank commision	TRL	35.000,00
Communal area electricity	TRL	115.000,00
Communal area water	TRL	75.000,00
Pool chemicals	TRL	100.000,00
Maintenance of communal area and materials	TRL	75.000,00
Maintenance of lifts	TRL	315.000,00
Maintenance of generator	TRL	60.000,00
Fuel to generator	TRL	40.000,00
Insurances communal areas	TRL	50.000,00
Equipment and investments	TRL	80.000,00
Unexpected expenses	TRL	150.000,00
Large repair	TRL	150.000,00
Occupational safety expenses for employee	TRL	20.000,00
From maintenance fund	TRL	-
Refund	TRL	-
Lost receivable	TRL	-
Revaluation	TRL	-
Operating expenses, subtotal	TRL	1.810.000,00
Consultancy fee (84/45 apartment)	TRL	245.000,00
Deficit 2022-2023-2024	TRL	124.000,00
Maintenance fund savings	TRL	71.000,00
<u>Result expenses, total</u>	TRL	2.250.000,00

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.

Voting has been started and the communal fee of 50.000 TRL in the within 15 months(01.01.2025-31.03.2026) budget, have been accepted by majority votes. As the payment of 10.000 TL has been made in January 2025, the remaining 40.000 TRL will be divided into four instalments. The first instalment of 10.000 TL should be paid before 31 May 2025, the second instalment of 10.000 TRL before 31 July 2025, the third instalment of 10.000 TRL before 31 October 2025 and the fourth instalment of 10.000 TRL before 31 January 2026 and the payments which will be done later than the due dates 5% late payment penalty will be applied. (Apartment 27 voted against.)

Article 10: The election of consultancy firm has been started.

The Panorama Emlak Turz.İnş.San and Tic. Ltd. Şti has been suggested as a consultancy firm.

Voting has been started. Panorama Emlak Turizm.İnş.San ve Tic. Ltd. Ltd. has been chosen as the consultancy firm with majority votes. It was also voted and accepted with majority votes to authorize board members sign the contract with consultancy firm.

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), the smell in the middle section has decreased, but it is still continuing. Can we find an additional solution?

Anders Gullev (Apt. 31): We have done the necessary work, as you mentioned, the smell has decreased, but it is not possible to completely eliminate it.

Kent Pedersen (Apt.24): For owners who cannot visit the complex frequently, it would be very helpful to have a system where they can follow what is happening on the premises. For example, sharing maintenance and repair work with the owners would both increase transparency and strengthen the sense of belonging.

Ayhan Gedikoğlu, We already update current photos every month on our management page. In addition, by logging in with your username and password, you can access announcements related to your complex, general assembly decisions, and bank account information. Furthermore, thanks to a new section we've recently added, you will soon be able to visually follow all the work being done. This system is currently in the setup phase and will be announced to all owners once it is completed.

Article 13: As no one else engaged, the conductor has closed the meeting 10:30.

Conductor

Ayhan GEDİKOĞLU

Secretary

Eyyup ŞENBAHAR