

AKDENİZ APARTMENT BUILDING

MINUTES OF THE ORDINARY GENERAL ASSEMBLY OF APARTMENT OWNERS DATED 21.04.2026

It has been determined that the invitation agenda for the ordinary general assembly of the apartment owners of Akdeniz Apartment Building, located in Alanya–Tosmur district on Ömer Koparan Street (island 149, Parcel 9, Block A), prepared in accordance with Law No. 634 on Condominium Ownership and other relevant regulations and the apartment management plan, was sent to the apartment owners via registered mail on 03.04.2026 and also posted at the building entrance. It was announced that the first meeting would be held on 21.04.2026, and if a quorum was not reached, the second meeting would be held on 28.04.2026 in the apartment meeting hall. Upon confirmation that the legal procedures required for holding the general assembly meeting had been fulfilled, the discussion of the agenda items commenced.

Article 1: According to the attendance list, out of 45 independent unit owners required to attend the meeting, 17 attended in person and 12 by proxy, making a total of 29 participants.

Article 2: The election of the council committee was initiated.

Upon proposal, Ayhan GEDİKOĞLU was nominated as chairman of the council committee and Elvira BEKDİK as secretary. The proposal was put to vote and unanimously accepted, and the council committee was formed. Granting the council committee authority to sign the meeting minutes was put to vote and accepted by majority vote.

Article 3: The chairman of the council committee, Ayhan GEDİKOĞLU, allowed time for the apartment owners to review the reports and accounts listed under Article 3.

Yury Ddovin (Apartment 12) questioned the necessity of purchasing a diaphone and compressor; he stated that there are not enough bicycles in the complex to justify the use of such equipment and that there are more pressing issues. He expressed that it would be more appropriate to consult the apartment owners before making such purchases.

Anders Gullev (Apt 31) stated that the Board of Directors is already elected to make such decisions without needing to consult each apartment owner individually. As management, they have the authority to make decisions in favor of the site and apartment owners without harming the budget.

Article 4: Reading of the 2025 Auditor's Report.

Kent Pedersen (Apartment 24) stated that he requested more information regarding the auditor's report. He also expressed agreement with Apartment 12 and emphasized that the 79,000 TL cost of the diaphone is not an insignificant amount.

As the auditor appointed by the Association of Apartment Owners, I have completed my audit for the financial year ending on March 31, 2026. The purpose of this review is to verify the financial reports to be presented at the 2026 Annual General Assembly Meeting.

I have not participated in any decision-making processes related to the activities of the Board of Directors or the daily management or budget planning of the complex.

As a result of the detailed examination, no significant errors or inconsistencies were found in the financial records for 2025, and it was observed that equity is positive. However, it was determined that the approved maintenance work for the elevators amounting to 300,000 TL was not actually carried out and that this amount was transferred to current accounts. It was also noted that the reserve fund of 250,000 TL was not monitored in a separate account and may have been used within current expenses. When these items are taken into account, it is stated that the financial year result is not actually positive. Additionally, it is recommended that the "Equipment and Investments" expenditures exceeded the budget and that the investment made in the main entrance lock system should be considered a modernization requiring general assembly approval.

It is recommended that the Association of Apartment Owners increase its reserve funds for future building maintenance expenses.

The overall audit results indicate that the financial operations of the Association of Apartment Owners have been conducted properly. It is recommended that all members responsible for maintaining the integrity of the financial practices continue this process.

Anders Gullev (Apartment 31) stated that the pool was emptied for repairs, the pool system was inspected, and faults were detected in the sand filter, pool motor, and one lamp. Within this scope, an expense of approximately 130,000 TL occurred. As this was an unexpected expense, instead of postponing the pool repair to April and financially straining the site, it was covered from the existing fund account. It was stated that the amount remaining after routine expenses from the April payments would be transferred back to the fund account, so there would be no loss.

Article 5: The approval (discharge) of the activity and financial reports was initiated.

The activity and financial reports of the Board of Directors and the Auditor were accepted by majority vote (**Apartment 12 voted against**).

Article 6: Discussion and resolution of proposals submitted by apartment residents.

6.1: Proposal to establish a system for vertically storing sunbed cushions (Apt 2)

It was proposed that sunbed cushions be stored vertically in a system similar to a bicycle parking system. This would also facilitate regular rinsing and cleaning. **The proposal was rejected by majority vote.**

6.2: Construction of an aesthetic pergola in front of the pool seating area and installation of solar-powered lighting (Apt 2)

It was proposed to build a small and aesthetic pergola in front of the seating area by the pool. Additionally, several solar-powered lamps could be installed to improve lighting. **The proposal was rejected by majority vote.**

6.3: Replacement of the grass area on the front façade with ceramic or similar flooring (Apt 2)

The proposal was rejected by majority vote.

6.4: Installation of an electronic lock system on the main entrance gate (Apt 12)

It was proposed to install an electronic lock system on the main entrance gate. It was stated that unauthorized persons can easily enter the site under the current conditions. Additionally, it was mentioned that children from outside enter the site to play football and inflate their bicycle tires using the compressor within the site. It was considered necessary to control this situation in terms of site order and security. The proposal was rejected by majority vote.

6.5: Proposal to open a Euro account (Apt 29/24)

Due to ongoing inflation in the Turkish Lira, it was stated that funds held in local currency accounts lose purchasing power over time. It was proposed that maintaining a bank account in Euros would be appropriate to preserve the financial value of the association.

It was stated that a Euro account already exists, and it was decided to authorize the Board of Directors to convert excess funds into Euros or to keep them in interest-bearing TL accounts.

6.6: Proposal to establish a Maintenance and Repair Fund (Apt 29/24)

It was stated that a fund account already exists in Euros.

6.7: Determination of a minimum annual contribution fee of 150 Euros per independent unit (Apt 29/24)

It was stated that establishing a structured savings plan would enable the association to manage future expenses responsibly and maintain the overall quality and value of the site. The proposal was rejected by majority vote.

6.8: Expansion of the bicycle parking area (Board of Directors)

The Board of Directors proposed expanding the bicycle parking area to extend to the wall separating the playground, covering the entire rear wall. It was stated that implementation depends on the number of bicycles in the complex, that the estimated cost is approximately 90,000 TL, and that the price may have increased due to current market conditions. **The proposal was accepted by majority vote.**

Juha Mustonen (Apartment 44) stated that children coming to the site to play football climb over the neighboring site wall to enter, and he requested that a solution be implemented to prevent them from jumping over when the bicycle parking area is constructed.

6.9: Amendment of on-site rules (Board of Directors)

Amendments to the site rules were proposed in order to ensure that apartment owners and other residents have the best quality of life while living in their units, to establish the foundation of good neighborly relations, and to protect our shared values both inside and outside the complex.

Armağan Yüce (Apartment 38) stated that during a move, due to weather conditions, she briefly left her vehicle in a no-parking area in order to unload her belongings. She expressed that instead of being directly warned or contacted, placing a parking barrier on her vehicle was not appropriate and that such intervention could potentially damage her car.

Anders Gullev stated that there is a water reservoir beneath the relevant area and that parking a vehicle there actually poses a threat, and that this area was not designed for parking purposes.

Armağan Yüce reiterated that she still did not find this type of intervention appropriate.

The Chairman of the Council intervened in the discussion and proposed installing a fixed, non-movable barrier in the relevant area to prevent parking in the future. He stated that the action taken toward Mrs. Armağan was not appropriate, and in order to prevent similar situations from recurring, when a warning is necessary, instead of

personal intervention, Panorama, the Management, or the caretaker Adem should be informed and a written warning process should be applied.

The Chairman of the Council read out the site rule articles requested to be changed one by one.

The following apartment rules were put to a vote and were accepted unanimously.

General Rules for Akdeniz 5.

(Updated April 2026)

- Purpose

The purpose of the house rules is as follows

- To ensure the thrives of the owners and other residents in the complex.
- To have a good neighborhood and to ensure our common values, both in – and outside.
- To keep the appearance of the building and communal areas in the same esthetic way as when the complex were built. (Changes must be approved by the board or at the next general assembly meeting.
- To ensure that all owners have same limitations and rights in the complex.

- Duties of owners and residents

Owners and residents have to make sure that guests, tenants are following the house rules of the complex. The owners of each apartment have to make sure that there is a set of rules in the house. When renting or lending out the apartments, the owners will be held responsible if the rules is not followed.

- Sale/moving

It is the responsibility of previous owner to inform about the house rules, to new owners, real estate agents etc. A copy of the rules can always be achieved at our administrator (Panorama Homes)/ and or from the board. New owner has to contact the administrator in order to register after buying in our complex.

- Changing the house rules

The board frequently receives questions about alterations from owners. House rules will be changed if and when they are out dated and needs adjustments to todays wishes and demands. The board works to ensure that all interests being considered and to make sure that the house rules are being followed. At all times the appearance of the building will come before wishes from individual owners. If the house rules are not followed, the board will immediately do everything to ensure that the house rules are followed. The house rules will each year be represented at the general assembly meeting in order to vote and approve these

1. Communal areas:

1. Garbage must be placed in the garbage containers located outside the property area, by the roadside.
2. All cars must be parked in the parking ground away from building. It is not allowed to park front of the buildings main entrance or close to the building. Each apartment may only have one car parked on the complex's premises. PARKING IS ON A FIRST-COME-FRIENDLY PRINCIPLE AND WHEN ALL SPACES ARE OCCUPIED, PARKING IS TAKEN OUTSIDE THE COMPLEX'S AREA. Parking is NOT permitted in the space in front of the entrance and signs with no parking in front of the entrance must be respected and may not be moved.)
3. All use of communal areas and facilities are only allowed for residents and their guests.
4. Smoking in communal indoor areas is not allowed.
5. It is not allowed to remove any communal equipment (eg. chairs, tables, sunbeds etc.) from the communal areas.
6. Showers in basement is only for use in relation to pool and sauna. It is not allowed to use communal showers for normal wash and shower bath. Use own apartment for this purpose.
7. Big communal room in basement is open from 09:00 a.m. to 22:00.

2. Swimming pool:

1. The pool is open from 8.00 a.m. to 23:00. Operation and maintenance is decreased from October to April.
2. Please take a shower before using the pool.
3. The furniture in the pool area should be treated with care and they may not be mowed away from the pool area.
4. Children under the age of 12 have to be attended by an adult in the pool area.
5. It is not allowed to take glass things into the pool area.
6. It is must kindly to have swimsuit on in the pool area and communal areas.
7. The swimming pool is reserved for the residents, and their guests who live in the complex.

8. It is users duty to close down parasols after use to protect against windy damage.
9. Usage of the pool can only be for bathing and swimming.

3. Sauna and fitness room:

1. Children under 12 years of age may not be in the sauna and fitness room without being supervised by adults.
2. Outdoor shoes can not be worn in the fitness room.
3. The equipment in the fitness room may only be used for what it is designed for, and it may not be used as toys.
4. When using the sauna, it must be turned on no earlier then 20 minutes before use, and must be turned off immediately when the last user leaves.
5. It is mandatory to wear swimsuit or the like when using sauna – it is not allowed to be naked in or around the sauna.
6. Sauna and fitness room is open from 9:00 a.m. to 22:00.

4. The building:

1. Avoid overloading the lift with more persons then it is made for. It may not be used for of transport heavy items, for example furniture etc.
2. It is not permitted to place items on the stairs and in the corridors, such as strollers, folding strollers, footwear and furniture (including fire exit).
3. It is not allowed for the individual resident to mount radio or TV-antennas or commercials of any kind on the house walls or balconies.
4. It is not allowed to have towels, swimsuits, laundry or similar on the outside balconies.
5. It is not allowed to use grills at the balconies.
6. 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. Window profiles must be aluminum and glass must be the same on balconies above and below each other, so the vertical sealing strips gives straight lines of the facade. Glass covering must be made of aluminum profiles in natural color and be at an angle to the balconies above and below, so that the facade promines straight Any costs for the maintenance of the common areas and the building, in connection with the installation of the glass cover, are paid by the owner. The glass has to be clear glass without any kind of color for the sun protection.
7. Only Satellite Company approved by the Board is allowed to make any changes/repair on the communal satellite installations, and in case anyone likes to make additional private installations at the roof, it must be approved by the Board
8. External balcony walls, must be painted in the same color as the building. The owners can change the color, maximum 75 cm from the floor and up to the marble edge.
9. The door mats in the corridors should be removed when the owners are not residing in the apartments.

5. Generally:

1. It is the board of the owners union and the daily administrator who alone decides the care keeper's jobs.
2. It is not allowed to play loud music, or in other way make noise to be in nuisance to the other residents. All residents and guests have to pay utmost attention in order to not disturb each other or violate each other's rights.
3. pets do not have access to the pool area or garden and must be aired outside the complex. they must not be a nuisance to other residents in any way. feeding of cats and other animals must take place outside the complex area. this is to avoid rats
4. It is all the residents' duty to contribute in keeping Akdeniz 5 a nice and decent place to live.
5. It is all owners duty and responsibility to inform tenants/guests about valid General Rules(house and pool) for Akdeniz5. Claim from Owners Union in relation to violation of rules is imposed to the owner.
6. General Annual Meetings have to be held on April. Exact dates have to be announced 6 months in advance. There must be elected maximum three persons to the Board.
7. Board has authorisation to make an agreement with an external professional administration company.
8. All official information and communication within and from Board of Owners Union and/or administrator and conduction of annual meeting has as minimum to be in English language.
9. Akdeniz5 rules are translated into different languages – in case of misunderstandings due to this translation is the English version the legal valid.
10. The gate entrance must be closed always.
11. 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.

Article 7: Election of the new Board of Directors was initiated.

Anders Gullev (Apt. 31), John Stofberg (Apt. 42), and Eija Kaarina Falck (Apt. 23) were nominated. Voting commenced.

As a result of the voting:

Eija Kaarina Falck (Apt. 23), Anders Gullev (Apt. 31), and John Stofberg (Apt. 42) formed the Board of Directors. Additionally, granting the Board of Directors the authority to delegate part or all of its powers to real or legal persons was put to vote and accepted by majority vote.

Article 8: Election of the new auditor.

Kent Pedersen (Apt. 24) was nominated as a candidate.

Kent Pedersen (Apt. 24) was elected as auditor by majority vote.

Article 9: Budget discussions for the period 01.04.2026 – 31.03.2027 were initiated.

**AKDENIZ-5 RESIDENTIAL COMPLEX
ESTIMATED OPERATING BUDGET
PERIOD: 01.04.2026 – 31.03.2027**

Income:

Communal fee and late payment penalty fee	TRL	2.250.000,00
First debts		
Last debts		
First Pre payments		
Last Pre payments		
Total income	TRL	2.250.000,00

Expenses:

Caretaker, salary	TRL	480.000,00
Ptt,notary,lawyer,meeting expenses, bank commissions	TRL	60.000,00
Communal area electric	TRL	170.000,00
Communal area water	TRL	90.000,00
Pool chemicals	TRL	100.000,00
Communal area repairments	TRL	60.000,00
Elevator maintenance	TRL	60.000,00
Generator maintenance	TRL	60.000,00
Generator fuel	TRL	50.000,00
Communal area insruance	TRL	70.000,00
Tools, Equipment and Investments	TRL	200.000,00
Unexpected Expenses	TRL	120.000,00
Major Repairs	TRL	150.000,00
Employee Occupational Safety Expenses	TRL	40.000,00
From the Fund Account	TRL	-
Refunds / Reimbursements	TRL	-
Bad Debt / Uncollectible Receivables	TRL	-
Revaluation	TRL	-
Operating Expenses, Subtotal	TRL	1.710.000,00
Consultancy Fee (84/45 units)	TRL	240.000,00
Cash Carryover from 2022–2023–2024	TRL	
Maintenance and Fund Account	TRL	300.000,00
Result, Total Expenses	TRL	2.250.000,00

If the income exceeds the above budget, it will be added to the site's reserve fund account. If expenses exceed the budget or if there are unexpected increases in prices, additional payments will be requested from the apartment owners.

Voting was held. Within the 12-month budget period (01.04.2026 – 31.03.2027), the maintenance fee was set at 50,000 TL and accepted by majority vote. The total amount of 50,000 TL shall be paid in 4 installments: the first installment of 12,500 TL by April 30, 2026; the second installment of 12,500 TL by July 31, 2026; the third installment of 12,500 TL by October 31, 2026; and the fourth installment of 12,500 TL by January 31, 2027. It was

put to vote and accepted by majority that a monthly delay penalty of 5% will be applied to unpaid dues, and legal action will be initiated by the Board of Directors if necessary.

Article 10: Selection of the consultancy firm was initiated.

Panorama Emlak Turizm İnşaat Sanayi ve Ticaret Ltd. Şti. was proposed as the consultancy firm.

Panorama Emlak Turizm İnşaat Sanayi ve Ticaret Ltd. Şti. was accepted as the consultancy company by majority vote. Granting the Board of Directors the authority to sign a contract with the consultancy firm for management consultancy services was also accepted by majority vote.

Article 11: Authorization.

On behalf of Akdeniz Apartment management, it was accepted by unanimously vote to authorize Muhammet Gülten as the authorized representative to open bank accounts; deposit and withdraw money from existing or new accounts; perform transfers (EFT/wire/transfer between accounts); carry out transactions via instructions; give automatic payment orders; use all internet banking authorizations related to the accounts; and close accounts.

Additionally, he is authorized to subscribe to or cancel telephone and ADSL services with Türk Telekom and other internet providers and operators; make name and tariff changes; open new subscriptions, make changes, or cancel subscriptions with CLK Akdeniz and other electricity providers; perform all related subscription transactions; open, modify, or cancel subscriptions with ASAT water administration and carry out all related processes; obtain the list of apartment owners, title deed records, and the management plan for Block 149 Parcel 9 in Tosmur neighborhood from the Land Registry and Cadastre Directorates; send official notices via a notary on behalf of the management; obtain a tax number from the tax office; follow and finalize procedures at the Social Security Institution and Regional Directorate of Labor; authorize another person to prepare e-declarations and follow SGK procedures for insured employees; hire a lawyer and grant power of attorney; follow and finalize procedures with Antalya Metropolitan Municipality and Alanya Municipality; have apartment-related works carried out and pay for such services; carry out all transactions with official and non-official institutions and organizations; and employ Adem Gürkan as the site attendant.

Article 12: Wishes and requests:

Ahmad Ghilov (Apt. 28): Is there a backup plan for the automatic gate in case of a power outage?

Anders Gullev (Apt. 31): There is a generator, and additionally the gate can be left open. However, I will contact the company that installed it to ask about a backup plan.

Ahmad Ghilov (Apt. 28): Additionally, I kindly request an update of the satellite system, as some of my channels are not working. The new compressor only inflates one type of tire; I request that an adapter be provided. The management stated that these issues will be taken into consideration.

It was also stated that holding the general assembly meeting during the Easter period increases flight costs for apartment owners living abroad, and it was suggested that the meeting be held within the first or second week instead. The management stated that this will be considered.

Mrs. Armağan (Apartment 38) took the floor again regarding the aforementioned incident and requested that efforts be made to create a larger parking area. The management stated that the matter will be reviewed and included in the agenda of next year's meeting.

Liubov Matsko (Apartment 14) stated that it would be beneficial to establish an information system where maintenance and repair activities carried out on the site can be regularly shared for apartment owners who cannot visit frequently, suggesting a communication channel similar to a WhatsApp group.

Kent Pedersen stated that he has created a closed Facebook group and requested all apartment owners to join.

Anders Gullev (Apartment 31) stated that management reports prepared every 2–3 months could be shared with apartment owners via email through Panorama.

Article 13: As there were no further speakers, the meeting was adjourned by the Chairman of the Council at 12:00.

THE DECISION SIGNATURE LIST IS ATTACHED!

Chairman of the Council

Ayhan GEDİKOĞLU

Secretary

Elvira Bekdik