

MINUTES OF THE NEXT GENERAL MEETING OF APARTMENT OWNERS DATED 10.09.2022

1. BEGINING OF THE MEETING AND SURVEY

At the next general meeting, held at Novita 1 Residence, located in the village of Mahmutlar, Namik Kemal Avenue N°28, Alanya, it was determined that among the owners of 96 apartments, 54 owners were present at the meeting, of which 24 were present at the meeting in person, 30 – by proxy. It was decided that there were no obstacles to holding the meeting. The meeting began at 10:50, when discussion of the agenda began.

2. ELECTION OF THE CHAIRMAN AND SECRETARY OF THE BOARD OF THE MEETING WITH THE RIGHT TO SIGN THE MINUTES

They asked who wants to become the chairman of the meeting. The candidates for the post of chairman of the meeting were lawyer Burcu Aranci Arıkan, and for the post of secretary of the meeting – Kadir Doğaner. There were no other candidates. The lawyer Burcu Aranci Arıkan became the chairman of the meeting unanimously, and Kadir Doğaner became the secretary. They are authorized to sign the minutes of the next meeting of owners.

3. SUBMISSION OF INCOME AND EXPENDITURE STATEMENTS FOR 2021-2022, MANAGEMENT AND AUDITOR REPORTS

Reports containing financial information for the period 2021-2022 prepared by the Chairman of the Board and the Board of Directors were presented to the apartment owners. Information on expenses and income for 2021 and 2022 was reported. 31 people voted "for" and "against" 23 people for the activities and report of the manager Fatih Kurt and the auditor Sergey Korovin.

It was reported that there are unpaid fees for past management periods and that a decision has been made to initiate legal action against owners who do not pay fees.

4. SELECTION OF A NEW BOARD AND SUPERVISORY BOARD

Fatih Kurt ran for the position of manager, there were no other candidates. As a result of the vote, Fatih Kurt was selected Governor with 50 votes in favor and 4 against. Vadim Vorobets, the owner of apartment N°90, was nominated as an auditor. There were no other candidates. He was elected auditor with 50 votes in favor and 4 against.

The manager has conveyed to the chairman of the meeting that, in accordance with the Condominium Law, he is requesting a peace of mind fee of 5 500 ₺ (five thousand five hundred Turkish liras), he can also transfer this right to another third person or company if he deems it necessary, and that in the event of such a situation, he requires that the fee be paid to the person/institution to which he has delegated his powers. A monthly peace of mind payment of 5 500 ₺ (five thousand five hundred Turkish liras) was voted for to the manager, and in the event management activities are transferred to another third party or company, the agreed 5 500 ₺ (five thousand five hundred Turkish liras) should be paid to them.

In addition to using certain rights and powers arising from the Condominium Law and related laws, the manager was given the following powers: to receive, submit all types of official documents on behalf of the complex to the relevant services of electricity, water, telecommunications, GSM, etc. Receive notifications from a notary, receive warnings, Internet passwords, open and close all types of bank accounts, close, withdraw, deposit, request, receive and cancel bank cards, perform all types of banking operations, receive and update Internet passwords, withdraw money from open accounts, make deposits, update and change contact information (telephone, address, etc.), open and close insurance policies, collect insurance premiums, perform and pay for complex repairs, file lawsuits against apartment owners who do not pay their dues, monitor legal transactions related to the complex, participate in negotiations, enter into agreements to mediate on behalf of the complex, receive payment in accordance with the agreement, make payment, sign any type of contract, provide or dismiss a lawyer to oversee these works, coordinate with a financial consultant financial affairs of the complex and accounting books yoke, negotiate, terminate agreements as necessary,

hire and fire personnel, establish rules for living in the complex, warn those who do not comply with the rules, make criminal decisions, transfer some or all of their duties and powers.

5. DETERMINING THE BUDGET AND FEES FOR 2022-2023

The chairman of the meeting gave clarifications regarding the budgets. The homeowners were informed about the general needs of the complex.

By voting, it was decided that the monthly fees for 2022-2023. will be 750 ₺ (seven hundred and fifty Turkish liras) with 50 votes in favor, 4 votes against. In exceptional cases (with an increase in the minimum wage, inflation, an increase in cleaning costs due to an epidemic, a shortage of staff, etc.), the manager is authorized to increase monthly contributions.

In the event that the overdue contributions are not paid within the specified period, a 5% penalty (penalty) will be applied for each unpaid month, as specified in the law, the general manager will take legal action against these persons.

It was unanimously decided to continue paying the monthly minimum wage to the staff, continue to provide housing to the staff, and the general manager was authorized to increase the monthly wages of the staff if necessary.

6. OFFERS AND WISHES

1. Before renting out apartments, the administration offered to notify the management company, to whom the apartments will be rented, and between which dates the tenant will live in the apartment, by e-mail or by phone.
2. The owners suggested that pets not be allowed to walk on the site, especially by the pool, and that pets should not set up toilets on the site. It was put to a vote. Adopted unanimously.
3. The apartment owners demanded that no food be taken in the sauna and Turkish bath, that the net on the tennis court be replaced, and that an amplifier be installed by the pool for better internet connection.
4. Apartment owners should not leave the outer doors of their apartments open, and shoes, baby carriages, etc. in front of the door. The proposal was put to the vote. Unanimously adopted.
5. The sauna and steam room will be open on Wednesdays. On Saturdays, the sauna and steam room will be open upon prior request to the caretaker.
6. With the exception of guests staying with owners and tenants of apartments, daily visitors are prohibited from using public areas and pools.
7. Various celebrations, birthdays, etc. by owners or tenants of apartments are possible, but it is necessary to agree on a time with management.
8. Bicycles that are on the fire escapes will be moved from there to the bike parking, which will be expanded.

7. ENDING

No other proposals were received. The meeting ended at 13:00.

The apartment owners will be notified of the decisions by registered letter and/or e-mail.

Note: Translation from Turkish into Russian was carried out by Niyaz Berdirhan.

Chairman of the Board

Burcu Aranci Arıkan

Secretary of the meeting

Kadir Doğaner