

# Mirabel Residence

## **MINUTES OF THE REGULAR GENERAL MEETING OF APARTMENT OWNERS DATED 09.23.2023, HELD WITHOUT THE REQUIRED MAJORITY OF RESIDENTS, SINCE 09.09.2023 THE QUORUM WAS NOT TAKEN**

### **1. OPENING AND VISITING**

Located at Kargıcak Mahallesi, Menderes Cad, N°02, Alanya, Mirabel Residence Sitesi. By counting, it was established that 12 apartment owners were present at the general meeting, out of 33 apartment owners, 7 owners in person and 5 by proxy, and it was decided that there were no obstacles to holding the meeting. At 10:30 am the meeting began and the agenda was discussed.

### **2. ELECTION OF THE CHAIRMAN AND SECRETARY OF THE BOARD AND GRANTION OF AUTHORITY TO SIGN THE MINUTES OF THE MEETING**

It was polled who wants to be the Chairman of the Council. Kadir Doganer was nominated to the post of Chairman of the Council of the Assembly, and Oljay Demirel to the post of Secretary of the Council. There were no other candidates. Kadir Doganer and Oljay Demirel were elected unanimously. The chairman of the council and the elected secretary of the council have the right to sign the minutes of the general meeting.

### **3. PRESENTATION OF INCOME AND EXPENSES FOR 2022-2023. ELECTION OF THE BOARD OF DIRECTORS AND AUDITOR**

Documents containing financial information prepared jointly by the complex's board of directors were distributed to apartment owners. All information about the financial period for 2022-2023 was announced. Expenses and income in 2022 and 2023 are considered separately for all items.

As a result of the vote, the reports of Manager Fatih Kurt and Auditor Freddy Andre J. Leremans were accepted both financially and operationally separately and unanimously.

It was reported that there were outstanding dues from previous periods and legal action would be taken to recover the outstanding dues.

### **4. ELECTION OF NEW BOARD AND AUDIT BOARD**

Fatih Kurt was nominated for the position of manager, but there was no other candidate. As a result of the voting, Fatih Kurt was unanimously elected manager.

The candidate for auditor was Freddie Andre J. Leremans, owner of Apartment 1, Block B. There was no other candidate Freddie Andre J. Leremans was unanimously elected auditor.

The Chairman of the Board of Directors stated that he is asking for remuneration for work in the amount of the minimum wage under the law of the Republic of Turkey and in accordance with the Apartment Owners Law, and that he wants to be able to transfer this right to another third party or company if he deems it necessary and that in the event of such a situation, he requests that the remuneration for the work of the presence, which he requested for himself, be paid to the person/institution to whom he delegated the authority. These wishes were expressed to the chairman of the council. The vote was taken and passed unanimously. Remuneration for the work of the Chairman of the Board of Directors in the amount of the monthly minimum wage as a fee for participation. In the event of transfer of management activities to another third party or company, payment of remuneration for work in the amount of the minimum wage, which was decided to be paid to the chairman of the board of directors, was voted unanimously.

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In addition to exercising other rights and powers arising from the Law on Individual Apartment Ownership and related laws, the Board of Directors was also granted the following powers. On behalf of our complex, electricity, water, telecommunications, GSM, etc. receive/close/freeze/transfer all types of subscriptions from institutions, represent and register our complex as a full-fledged body in official institutions and organizations, receive and transfer documents, forward warning to the notary, receive warning notifications, receive and update Internet passwords, open and close all types of bank accounts, withdraw and deposit money, request, receive and cancel bank cards, perform all types of banking operations, receive and update Internet passwords, withdraw money from accounts that have been opened or are being opened, deposit money, contact contact information (telephone) available in banks and other institutions/institutions (address, etc.), update and change information: conclude or terminate an insurance policy, receive insurance payments, carry out work on our complex, evaluate and pay for work that needs to be done, carry out repairs and renovations on our complex, file lawsuits against apartment owners who do not pay dues, monitor legal transactions related to our site, and also appoint or change a lawyer to monitor the work, participate in mediation meetings, terminate this agreement, hire and fire personnel, if necessary, contact the social security institution, contact the sgk for this and other general matters, and they are authorized to set rules for the complex, warn those who do not comply with the rules, make penal decisions for those who do not comply, and delegate some or all of their duties and powers.

## 5. DETERMINATION OF BUDGET AND CONTRIBUTIONS FOR 2024

The Chairman of the Council made a statement regarding the estimated budgets. It was he who informed the apartment owners about the general needs of the complex.

It was decided by a majority vote that the aidat for 2024 would be 2250 Turkish lira, with 8 votes in favor and 4 votes against.

The chairman of the board of directors, by a majority vote, is authorized to increase contributions in emergency circumstances (increasing the minimum wage, inflation, increasing pension costs due to epidemics, staff shortages, etc.).

It was decided that contributions will be paid until the end of March 2024.

It was unanimously decided that the proceedings would be carried out by the chairman of the board if the statutory interest of 5% would be applied in case of payment of overdue debts.

## 6. CONTRIBUTIONS FOR COMMERCIAL REAL ESTATE

Lojmanlar: 750 Turkish lira per month.

Shops around the residence: 2/BD (Swimming pools): 500 Turkish lira; 2B-C (A-101): 1150 Turkish lira; 2B/B (Warehouse): 750 Turkish lira; 2A/A (Corner Store): 500 TL; 2/AC (Berber-Manav): 500 Turkish lira.

Stores and other commercial premises pay for generator and fuel maintenance costs. Their use of social areas is prohibited.

It was unanimously decided to cut off power supply to shops and other commercial premises from the generator in case of non-payment of dues.

In addition, it was unanimously decided not to park vehicles at the entrance to BLOCK A.

It was unanimously agreed that shops around the site should not be renovated in a way that would detract from the appearance or impair the safety of the building.

## 7. SUGGESTIONS AND WISHES

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1. Apartment owners who rent out their apartments have been asked to warn residents to be more careful.
2. Bicycles, etc. are not allowed to be placed at entrances to the territory and on staircase landings.
3. Improvement of manhole covers around the pool.
4. It was decided not to place shoes, etc. in front of the doors.
5. It has been decided that the opening date of the external pool is 05/01/2024.
6. It was decided to repair the pool railings after draining the water from the pool.
7. It was decided that the decisions of the meeting and other warning signs would be written in French, English and Russian.
8. It was decided that things in warehouses will be sorted by the owners of the apartment, and rough objects that spoil the appearance will be removed.
9. It is decided that the employee's working hours and upcoming work will be planned and posted on the board.
10. It was decided to place a jamb under the front door of block B.
11. It was decided to make the lamps in the social area touch sensitive.
12. It was decided to install a spring on the front door.

## 8. ЗАКРЫТИЕ

There were no more speakers. The meeting ended at 12:00. The decisions made will be communicated to apartment owners by registered mail and/or email.

Note: The meeting was translated by Turkish-French translator Ali Kurt.

Chairman of the board  
Kadir Doğaner

Secretary of the Council  
Olçay Demirel

Translator  
Ali Kurt