

MINUTES OF THE NEXT GENERAL MEETING OF APARTMENT OWNERS DATED 09/16/2023.

1. OPENING AND VISITING

Located at Mahmutlar Mahallesi, Namık Kemal Cad, N°28, Alanya, Novita 1 Residence Sitesi. By counting, it was established that 73 apartment owners were present at the general meeting, out of 96 apartment owners, 23 owners and 50 by proxy, and it was decided that there were no obstacles to holding the meeting. At 10:15 am the meeting began and the agenda was discussed.

2. ELECTION OF THE CHAIRMAN AND SECRETARY OF THE COUNCIL AND GRANTION OF AUTHORITY TO SIGN THE MINUTES OF THE MEETING

It was polled who wants to be the Chairman of the Council. Lawyer Ruveida Burju Arangi Arıkan was nominated for the post of Chairman of the Council of the Assembly, and Kadir Doganer was nominated for the post of Secretary of the Council. Lawyer Ruveyda Burju Aranjı Arıkan and Kadir Doganer were unanimously elected. 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 manager, Fatih Kurt, was cleared both financially and operationally by a majority vote of 55 votes in favor, 12 votes against and 6 abstentions.

As a result of the vote, auditor Vadim Vorobets was acquitted both financially and operationally by a majority of votes: 49 votes for, 12 votes against and 12 abstentions.

4. ELECTION OF A 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 elected manager with a majority of votes: 53 votes in favor, 4 votes against, 16 abstentions.

Mustafa Sonmez, owner of separate apartment No. 91, was appointed auditor. There was no other candidate, he was elected auditor by a majority of votes: 60 votes in favor, 0 votes against, 13 votes abstaining.

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 by a majority of 44 votes in favor and 29 votes against. Remuneration for work to the Chairman of the Board of Directors in the amount of a monthly minimum salary as participation fee. In case of transfer of management activities to another third party or company, payment of remuneration for work in the amount of the minimum salary, which was decided to be paid to the Chairman of the Board of Directors, this person and the company The vote was 44 for and 29 against.

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 THE BUDGET AND RESPONSIBILITIES FOR 2023-2024.

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 2023-2024 would be 1,650 Turkish lira, with 36 votes in favor, 30 votes against and 7 abstentions. 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.).

Aidat payments will be made quarterly. The first three-month period covers the months of September-October-November, the second three-month period covers the months of December-January-February, the third three-month period covers the months of March-April-May and the fourth three-month period covers the months of March-April-May. The monthly period covers June-July and August. Payments will be made in cash within 5 days of the month of each quarterly month.

The Chairman of the Board of Directors unanimously decided that the judicial proceedings would be carried out by the Chairman of the Board, and that in case of payment of overdue debts, the statutory interest of 5% would be applied.

Due to the large size of the area, it was decided to hire a staff member to clean, and for ongoing daytime duties, wait in the staff room, in addition to maintaining the garden and pool, and to carry out checks of entry and exit to the complex and compliance with all general rules.

It was unanimously agreed that staff salaries would remain at a minimum level, workers would continue to be provided with housing, and the complex's management board would be allowed to increase staff salaries when deemed necessary.

## 6. SUGGESTIONS AND WISHES

1- Before renting out their apartments, the management ensured that the apartment owners notified the management of the complex about the dates of delivery of the apartments, the length of stay in the tenant's apartment, and also shared the rented apartment numbers with the residents upon request, and the proposal was put to vote. It was adopted unanimously.

2- It has been decided that the residents' pets will not be allowed to roam around the premises, especially around the pool, and pets will not be allowed to use the toilets on the premises. Those who acted contrary to the decision were identified and it was decided to pay a fine.

3- It was decided to initiate criminal proceedings against those who drank alcoholic beverages in the sauna and steam room.

4- It was decided that apartment owners should not leave the entrance doors of apartments open, nor should they leave shoes, strollers, etc. in front of the door.

5- It was decided that the south entrance door would only be opened with a chip.

6- If the budget of the complex allows, an additional camellia will be built, cameras will be installed in the elevators, It was decided to change the fabric of the billiard table, as well as replace the internal and external lighting. If the budget of the complex allows, an additional camellia will be built, elevators, cameras will be installed, and a billiard table will be installed. It was decided to change the fabric and replace the interior and exterior lighting.

7- It was decided that one-night guests of apartment owners and tenants will not use social areas.

8. If the facility budget allows, the indoor pool will open immediately after the outdoor pool closes, and sauna and steam room days will be rescheduled.

#### 9. CLOSING

There were no more speakers. The meeting ended at 1:50 p.m.

The decisions made will be communicated to apartment owners by registered mail and/or email.

Note: The meeting was translated by a sworn Turkish-Russian translator, Snezhana Petrova Yilmaz.