

**Minutes of the Extraordinary General Meeting of Apartment Owners dated 02/23/2024.**

**1. Opening of the extraordinary meeting and counting of votes**

At an extraordinary general meeting held at the Novita 6 Residence, located in the village of Mahmutlar, Shahinler Avenue, N°23, Alanya, it was determined by signatures that out of 72 apartment owners, 43 were at the meeting, of which 22 were present in person, 21 by proxy . It was decided that there were no obstacles to holding the meeting. The meeting began at 11:00 and discussion of the agenda began.

**2. Election of the chairman and secretary of the meeting council with the right to sign the minutes**

They asked who wanted to be the chairman of the meeting. Ruveyda Burcu Arancı Arıkan was a candidate for the post of chairman of the council of the assembly, and Olcay Demirel was the secretary of the assembly. There were no other candidates. Ruveyda Burcu Arancı Arıkan was unanimously elected chairman of the meeting and Olcay Demirel was elected secretary.

**3. Election of new management and manager**

The report on the activities of the manager of Fatih Kurt and the inspection report from the auditor Nacettin Aydın were read and provided to the owners. The activity report and the auditor's report were unanimously adopted.

Fatih Kurt nominated himself for the position of manager, and Nacettin Aydın for the position of auditor. Fatih Kurt was unanimously elected as manager, and Nacettin Aydın as auditor. It was decided that the selected manager and auditor will continue to perform their duties in 2024.

The general manager requested monthly payment equal to the official minimum wage. According to the Condominium Law, he has the right to delegate the position to a third person or company if he deems it necessary and that in this case, the monthly salary that he requested for himself is paid to the person/company to whom he delegated his authority. It was unanimously agreed that the manager should be paid monthly at the rate of the official minimum wage, and in the event of the transfer of management activities to another third party or company, it was agreed that the official minimum wage should be paid to them.

In addition to the exercise of other 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, carry out and pay for repairs to the complex, file lawsuits against apartment owners who do not pay their dues, monitor legal transactions related to the complex, participate in negotiations, enter into mediation agreements on behalf of the complex, receive payment in accordance with the agreement, make payments, sign any type of contract, provide or fire a lawyer to oversee these works, coordinate with a financial advisor, the complex's financial affairs and books, negotiate, terminate agreements if necessary,

hire and fire staff, set 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.

#### **4. Determination of budget and fees for 2024**

The chairman of the meeting and the manager made a statement about the proposed budgets. Apartment owners were informed about the general needs of the residence area.

It was proposed that management fees for 2024 be 1 250 ₺.

The monthly fees amount for 2024 in the amount of 1 250 ₺ was agreed by 33 votes in favor and 10 votes against. The manager is unanimously allowed to increase fees in emergency situations (raising the minimum wage, inflation, increasing cleaning costs due to epidemics, staff shortages, etc.).

It was unanimously agreed that monthly fees would be paid between the 1st and 10th of each month, if the overdue fees were not paid, a penalty of 5% would be applied and legal action would be taken by the manager.

It was unanimously agreed that the salaries of the staff should be the minimum wage, continued provision of accommodation for the staff and the power to increase the salaries of the staff by the general manager when deemed necessary, also to allow the general manager to provide assistance to the staff in paying for electricity and water.

#### **5. Wishes and proposals**

It was proposed to green the public street area.

They demanded not to place shoes, shoe racks or furniture in front of the apartment doors.

Filling out the day off form by staff.

Tile leaks will be repaired in the public restroom and lobby.

Those who keep pets on the property are asked not to disturb the owners, act in accordance with the general rules of the residence, and pets should not enter the pool.

A new regulation regarding changes to the short-term letting of owner-occupied apartments was proposed to be posted on warning boards.

#### **6. Closing of the meeting**

No other proposals were received. The meeting finished at 12:30.

Owners will be notified of decisions by registered mail and/or email.