

Having convened the meeting at the request of Mr. Daoud Azzouni, as President, to those who belong to the Community, in the manner described in Article 16 of the Horizontal Property Law, the owners members of the Community of Owners "Los Pinos " met to hold the Ordinary General Meeting of the same, in the Video Conference Room of the Los Arqueros Golf Club, Los Arqueros Urbanization in Benahavis, beginning the meeting at 4:30 p.m. on second call, due to lack of quorum in the first.

Immediately afterwards, the President introduced the members of the Presidential Table and asked those attending the meeting to please stick to the agenda.

At the main table: Mr. Daoud Azzouni - President of the Community

Mr. John Walsh -Representative of the Administration, Sagesa

Mr. Michael Meyer - Member of the Committee

Mr. José Zambrano - Counsel for the President

Mr. Richard de la Lama - Community Coordinator, Sagesa

Ms. Macarena Bolivar - Community Accountant, Sagesa

Mr. Anthony Wheatley - Translator

The minutes of the meeting will be taken, for subsequent recording in the corresponding Minutes Book, by the Community Coordinator, "Richard De La Lama".

By unanimous desire of those present, the meeting was held in both Spanish and English through the translator designated for that purpose, while the Minutes would be recorded in the Minutes Book in Spanish, as required by the Horizontal Property Law.

The owners of the apartments listed below attend by themselves or duly represented, with their corresponding percentages of participation, without incurring any of them in the prohibition to vote referred to in Article 15.2 of the Law on Horizontal property:

Mr. Azzouni, President of the Community, began the meeting by thanking everyone present for his attendance. A copy of the President's annual report was distributed to all attendees and Mr. Azzouni began by presenting his report.

Without further delay and since the attendees have entered the room, the present meeting begins at 4:30 p.m. with the following Agenda.

ORDER OF THE DAY

1. Approval of the minutes of the last General Meeting held on March 1, 2019
2. Introduction by the President
3. Summary of the years 2019, 2020 and 2021
4. Review of budgetary expenditures charged to the Reserve Fund in 2019, 2020 and 2021
5. Presentation for approval, if applicable, of the results as of December 31, 2019, 2020 and 2021
6. List of debtors as of September 6, 2022
7. Presentation for approval, if applicable, of the community budget for the year 2022
8. Ratification by the community of the decision to change the cleaning provider and gardening
9. Election of the positions of President, members and administrator
10. Signatory Approval for Community Bank Accounts
11. Requests and questions.

1. APPROVAL OF THE MINUTES OF THE LAST GENERAL MEETING HELD ON MARCH 1, 2019

The President takes the floor and comments in depth on the details of the minutes of the 2019 General Meeting, which were delivered during the meeting to all the owners and subsequently un-animously approved by all those present.

2. INTRODUCTION BY THE PRESIDENT

The President gives his point of view on the situation of the community after 16 months as President:

The President reads his report in which he explains the reasons why he wants to dismiss Sagesa. An owner asked if Sagesa could give his version of the facts, to which the President responded by saying that later.

The entire General Meeting that was directed from beginning to end by the President.

3. SUMMARY OF THE YEARS 2019, 2020 AND 2021

2019: Mr. President stated that he was not the President in 2019, but he believes that nothing out of the ordinary happened, just high spending on repairs and maintenance, which resulted in the general budget being exceeded by a small amount amount of €1,461.

2020: The same budget was used as in 2019 due to the COVID restrictions, in 2020 nothing of great

importance happened and the overall budget only exceeded €311.

2021: Again the 2019 budget was used for the year; The President explained that there were no major events. Mainly maintenance issues, tiles, repairs to the pool installation, garden irrigation, etc... and that the only important work was the reform of the entrance of the parking lots to the elevator, and the renovation of the door of the same place , as well as the painting of some floors of the car parks.

4. REVIEW OF THE BUDGETARY EXPENSES CHARGED TO THE RESERVE FUND IN 1019, 2020 AND 2021

The President reports the difficulties of facing three years of budgeting with the same amount each year, but, having said this, he is pleased to report that, in general, the final results of the three budgets have not been bad for the community, despite of maintenance improvements made in 2021.

5. PRESENTATION FOR APPROVAL, IF APPLICABLE, OF THE RESULTS AS OF DECEMBER 31, 2019, 2020 & 2021

The Chairman presents the accounts for the years 2019, 2020 and 2021, and the corresponding balance up to December 31 of the same years, both included in the documentation distributed to all attendees at the entrance of the Meeting, and explains that all The expenses are detailed in the attached documentation that was sent to all the owners, along with the call.

The budget for the last three years has been for the same amount of 300,680 euros. The community fees have also stayed the same for the last 3 years. The President briefly explained the results exercise to those present.

Unanimously those present and represented approve the exercise of the accounts for 2019, 2020 and 2021.

6. LIST OF DEBTORS AS OF SEPTEMBER 6, 2022 - See ANNEX 4

The President presented the list of debtors to the board for approval.

It was approved to initiate legal actions, if necessary, against the owner who owes the community.

7. PRESENTATION FOR APPROVAL, IF APPROPRIATE, OF THE COMMUNITY BUDGET FOR THE YEAR 2022

Community expenses will remain the same as last year, 300,680 euros.

The President affirmed that the accounts for the last semester of this year show a positive balance.

The President commented to the assembly that he had decided to merge the item reserved for painting with the amortization fund. In addition, he explained his expense forecast for this exercise and asked for his approval.

There were no more questions about this year's accounts, therefore, their approval was voted on.

The proposed budget for the 2022 financial year was approved, amounting to €300,680.

8. RATIFICATION BY THE COMMUNITY OF THE DECISION TO CHANGE THE PROVIDER OF CLEANING AND GARDENING SERVICES

The President introduced the attendees to the two new service providers after terminating the gardening and cleaning contracts at the beginning of August 2022 due to a series of events and due to poor relations with Sagesa (lack of communication and understanding).

The new providers of services to the Community are Corte Verde for gardening and Habisben Servicios for cleaning.

An owner asks why the approval of this change has not been requested from the owners and they are only asked to ratify it once the decision has been made.

The President requests a vote to proceed with the ratification of the decision of the change.

The ratification proposed for the change of services was approved with the following percentage:

In favour: 54.3678%

Against: 13.0577%

Abstentions: 2,649%

9. ELECTION OF THE POSITIONS OF PRESIDENT, MEMBERS OF THE BOARD AND ADMINISTRATOR

The President reports that he wants a single ballot to elect the following Board members and ad-

administrator to serve the Fellowship, and does not want more candidates.

Mr. Daoud Azzouni - was re-elected President of the community by a majority of the owners present and represented.

Mr. Michael Meyer - was re-elected to the Board by a majority of the owners present and represented.

Mr. Charo Barone Cobos - was elected member of the Board by a majority of the owners present and represented.

Mrs. Erika Reyes Ortiz -was elected member of the Board by a majority of the owners present and represented.

BELCAM - The new Secretary/Administrator was elected by a majority of the owners present and represented.

10. APPROVAL OF SIGNATORIES FOR COMMUNITY BANK ACCOUNTS

It was approved that the signature in the bank account be joint, President or members of the Board and Administrator.

The assistants requested that the bank payment always be made with two signatures, that of a member of the Board and that of the Administrator.

11. REQUESTS AND QUESTIONS

The entire General Meeting was directed from beginning to end by the President.

It is observed that the Owners leave the meeting without wanting to discuss any other business. Therefore, the meeting was adjourned at 7:15 p.m.