

MINUTES OF THE NEXT GENERAL MEETING OF APARTMENT OWNERS DATED 05.24.2024.

1. OPENING AND VISITING

At the next general meeting of the residential complex Novita 2, located at Mahmutlar Mahallesi, 257 Street N°5, Alanya, it was established by signatures that a total of 57 apartment owners out of 72 owners were present, 20 owners and 37 by proxy, signatures were collected, the powers of attorney were checked and it was determined that there were no obstacles to holding the meeting. The meeting started at 11:20 and the agenda was discussed.

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

The question was asked if anyone would like to become chairman of the meeting. Fatih Kurt was proposed for the post of chairman of the meeting, and Burcu Turan for the post of secretary of the meeting. Fatih Kurt and Burcu Turan were elected unanimously. The elected chairman of the meeting and the secretary of the meeting were authorized to sign the minutes of the General Meeting.

3. PRESENTATION OF REPORTS ON INCOME AND EXPENSES FOR 2023-2024. ELECTION OF THE BOARD OF DIRECTORS AND AUDITOR

Documents containing financial information prepared by the complex's board of directors were distributed to apartment owners via WhatsApp. Information was provided regarding the financial period 2023-2024. Expenses and income in 2023 and 2024 were taken into account for all items. Providing information about uncollected aidats, the chairman of the board of directors of the complex said that criminal cases will be initiated against apartment owners who do not pay aidats.

The following information was provided as part of the financial information:

*Unpaid fees for the period 2023-2024 are 24 860.00 ₺.

*It is recorded that Fatih Kurt, Chairman of the Board of Directors of the complex, gave the complex an advance in the amount of 502 526.69 ₺ (five hundred two thousand five hundred twenty-six sixty-nine liras) in connection with the current costs of the complex facility and outstanding contributions. 502 526.69 ₺ (five hundred two thousand five hundred twenty six sixty nine t.liras) of the advance payment for 2023-2024 was paid back.

*From the income received from the payment for collected aidats, an advance refund was made to Fatih Kurt in the amount of 212,500 ₺ (two hundred twelve thousand five hundred liras) for the period 2022–2023.

*The remaining amount for Fatih Kurtu is 382,939.89 ₺ (three hundred eighty-two thousand nine hundred thirty-nine eighty-nine liras). The debt was registered.

*Residents of the complex by a majority vote accepted and pledged to pay their debts to Fatih Kurt in a lump sum, with a payment of 5 320 ₺ for each apartment, with a repayment period until 07/31/2024.

*The chairman of the council asked the apartment owners present at the meeting to vote separately for their agreement with the submitted auditor's report and with the report of the manager of the Residential Complex.

*Based on the voting results, the members of the board of directors and the auditor were not removed from office separately, both financially and operationally, by a majority vote of 20 votes for, 24 votes against.

Fatih Kurt was nominated as chairman of the board of directors of the complex for 2024-2025. Fatih Kurt was elected chairman of the site's board of directors with 56 votes in favor and 1 vote against.

Daniel Ado Kevrik and Leila Hassanpour Motlag were elected to the audit council. No other candidate emerged. Daniel Ado Kevrik was unanimously elected as auditor and chairman of the audit council, and Leila Hassanpour Motlag was elected as a member of the audit council.

The Chairman of the Board of Management is entitled to a gratuity payment for service in accordance with the Condominium Law, and this payment may be increased in direct proportion to the minimum wage, the manager may transfer this right to another third party or company if he deems it necessary. necessary, and in the event of such a situation, he may delegate the right to payment of his requested visit fee to the person/institution, continue to pay wages to the site staff at a minimum level, continue to pay. allocation of housing to an official, the chairman of the board of directors of the facility is authorized to increase the wages of staff when he considers it necessary, the assistance payment for electricity and water paid to the employee of the complex in recent years was decided by a majority vote to increase from 150 ₺ to 300 ₺.

In addition to exercising other rights and powers deriving from the Condominium Act and related laws, the Board of Directors has also been granted the following powers. On behalf of our site, electricity, water, telecommunication, GSM, etc. Receive/close/freeze/transfer all types of subscriptions from institutions, represent and link our site with full authority in official institutions and organizations, receive and transmit documents, receive list apartment owners from the land cadastre, receive a management plan, issue a warning from a notary, receive a warning notice, receive Internet passwords - updating, opening and closing all types of bank accounts, withdrawing and depositing money, requesting, receiving and canceling bank cards, execution . all types of banking operations, receiving and updating Internet passwords, withdrawing and depositing money from open accounts, depositing money into banks, etc. Updating and changing contact information (telephone, address, etc.) available to institutions/organizations; take out and cancel insurance policies, collect insurance proceeds, carry out work for our property, assess and pay fees associated with work to be done, carry out repairs and renovation work on our property, take legal action against apartment owners who do not pay fees, monitor legal proceedings in relation to our site, act as a mediator in filing an application, participate in negotiations, enter into a mediation agreement on behalf of the site, receive payment accordingly. with consent, make payments, sign all types of contracts, give power of attorney to a lawyer to monitor these works, negotiate with a financial consultant about the financial affairs of the site and the books of account that will be maintained, Authorized to conduct the necessary negotiations, terminate the contract if necessary, hire and fire personnel, contact the social security agency when necessary, set rules for other common things and the facility, warn those who do not comply with the rules, decide to punish those who do not comply, and delegate some or all of their duties and powers.

4. DETERMINATION OF THE BUDGET AND ITS VOLUME FOR 2024-2025.

A statement was made regarding the budget estimates. Apartment owners were informed about the general needs of the complex. The proposal to increase the amount of monthly aidats for 2024-2025 to 1 500 ₺ (one thousand five hundred thousand liras) was adopted by a majority vote. The chairman of the board of directors, by a majority vote, is authorized to increase the amount of aidat in emergency situations (increasing the minimum wage, inflation, increasing cleaning costs due to epidemics, staff shortages, etc.).

*Aidats will be paid monthly; it was unanimously agreed that monthly aidats should be paid from the 1st to the 10th of the month.

*It was voted by majority that if overdue aidats are not paid by this date, the statutory 5% monthly statutory interest rate will be applied for each unpaid month and legal proceedings will be initiated against those persons by the Chairman of the Board.

*It was decided that one-day guests of apartment owners and tenants will not use the social infrastructure of the complex.

*It was decided that the owners of the apartments in the complex will not hand over the keys to the apartments to employees without the knowledge of the management of the board. Otherwise, management will not be held responsible for any damage that may arise.

5. WISHES AND SUGGESTIONS

- a) It was proposed to launch outdoor swimming pools, water parks, saunas, steam baths and Jacuzzis.
- b) If budget allows, the indoor pool will be open from December to February.
- c) It was required to prohibit tenants from using parking lots.
- d) It was proposed to prohibit activities such as washing, wiping, etc. of vehicles on the premises.
- e) If apartment owners, tenants and guests cause material damage to the complex, an administrative fine of 1 000€ will be imposed.

6. CLOSING OF THE MEETING

Nobody spoke anymore. The meeting ended at 14:00.

Apartment owners will be notified of decisions made by registered mail and/or email.

Note: The meeting was translated by Turkish-Russian translator Snezhana Petrova Kioroglo.