

**MINUTES OF THE ORDINARY GENERAL MEETING
COMMUNITY OF OWNERS LAS CUPULAS**

In the common areas of the Community, at 16:30 on December 10, 2025, duly convened, the co-owners, present or represented, listed below, gathered in the second call, as the quorum required by law was not reached in the first call, half an hour earlier. The meeting was chaired by Mr. FLAVIO GOFFI, with Mr. Antonio Olmedo Batista acting as secretary and moderator of the meeting, to hold the Ordinary General Meeting of the Community of Owners LAS CUPULAS, according to the following

AGENDA:

1. **President's and/or Administration's Report.**
2. **Presentation and Approval of the Community's Accounts.**
3. **Debtors and Actions to Be Taken.**
 - Settlement of debt for delinquent owners.
 - Authorization for the president to pursue judicial claims for community fees from delinquent owners.
 - Authorization for the president to hire professional legal services (lawyer and attorney) to pursue community debt claims.
4. **Community Situation. Services and Contracts. Necessary Repairs.**
 - Waterproofing of manholes in apartments facing C/ Pedro and Guy Vandaele.
 - Legal actions arising from water leakage in the dividing wall between V13 & V14.
5. **Vacation Rentals:**
 - Information about the new regulations related to the operation of homes for tourist/vacation purposes and the obligation to obtain explicit authorization from the Community of Owners.
 - Discussion and voting on whether to allow vacation rental activity in the complex, in accordance with current regulations.
 - Scope of authorization if approved (conditions, limitations, maximum number, etc.).
 - If applicable, inclusion of a statutory clause or modification of the constitutive title or Bylaws.
 - Registration of the agreement, if applicable, in the Property Registry.
6. **Budget and Fees.**
7. **Election of the President, Vice President, Administration, and Secretary.**
8. **Requests, Suggestions, and Matters of Interest.**

The session was opened by the President, and the Agenda was then addressed.

Assistants:

Owner	Property	Quota Copr. %	
JOSÉ RAMÓN MONTANS PEREIRA	02	5,33000	
MARCUS PAUL HODKINSON	03	5,33000	
IAN DAVID & SUSAN BROWN SHANLEY	04	5,33000	
PHILIPPE GRANGER	05	5,33000	
MICHEL MEGUERIAN	06	6,01000	
JUAN ANTONIO BARROSO SANTIAGO	08	6,12000	
RUTH CLAIR BAMFORTH	10	6,12000	
FLAVIO GOFFI	11	6,12000	
SARIMA54, S.L.	14	5,56000	
ANTONIO CURBELO ROGER	17	5,56000	
SIMONA ANN GAROSCIO	18	4,86000	

Represe:

Owner	Property	Quota Copr. %	Represented by
BLANCA LOZANO CUTANDA	01	5,11000	ALFREDO FLORES PORTEL
ANTHONY JOHN GRAY	13	5,36000	FLAVIO GOFFI

Owners who attended in person or by proxy and who had outstanding balances were able to exercise their right to speak, but their votes were not counted in the agreements reached. See the corresponding arrears annex.

1. President's and/or Administration's Report.

No content.

2. Presentation and Approval of the Community's Accounts.

The accounts up to 13.11.2025 are presented and unanimously approved.

3. Debtors and Actions to Be Taken.

- **Settlement of debt for delinquent owners.**
- **Authorization for the president to pursue judicial claims for community fees from delinquent owners.**
- **Authorization for the president to hire professional legal services (lawyer and attorney) to pursue community debt claims.**

The outstanding debt has decreased and currently stands at 1,658.56€. It is unanimously approved in accordance with Art. 21.1 LPH:

- a. Continuation of the due date application (Art. 1100, 2nd paragraph 1st and 2nd CC) as per the owners' meeting agreement of 25.02.2008, on the 5th of each month.
- b. Continuation of applying a 20% surcharge with a 60-day grace period for fees and assessments, in accordance with the owners' meeting agreement of 10.02.2015, attributing debtor or third-party payments according to Art. 1173 CC.
- c. Require owners with outstanding debt to settle it extra judicially without sending a Burofax (registered letter with acknowledgement of receipt).

4. Community Situation. Services and Contracts. Necessary Repairs.

- **Waterproofing of manholes in apartments facing C/ Pedro and Guy Vandaele.**
- **Legal actions arising from water leakage in the dividing wall between V14 & V13.**

It is unanimously approved:

- a) Authorizing the board to take the necessary actions to maintain, improve, renew, and repair the community facilities.
- b) Continuation of external services and contracts for the community, except for the insurance, granting the board the authority to seek more economical options.
- c) To request that water cost notices be made in advance.
- d) To request smoother communication between the companies handling the manhole repairs (asking for some kind of warranty for their work), the administration, and the insurance company to expedite the repair of the damages caused.
- e) V14 (who requests that their neighbour remove the tree near their wall) is informed of the damage being caused to V13 (who asks their neighbour to stop washing surf suits on the property line). Both parties present agree to resolve the matter and visit the administration office to inform the community.

5 Holiday Rentals:

- **Information about the new regulations related to the operation of homes for tourist/vacation purposes and the obligation to obtain explicit authorization from the Community of Owners.**
- **Discussion and voting on whether to allow vacation rental activity in the building, in accordance with current regulations.**
- **Scope of authorization if approved (conditions, limitations, maximum number, etc.).**
- **If applicable, inclusion of a statutory clause or modification of the constitutive title or Bylaws.**
- **Registration of the agreement, if applicable, in the Property Registry.**

The administrator/secretary informs that, effective from the 3rd of April, 2025, the new version of Art. 17.12 of the Horizontal Property Law will come into force, expressly allowing Communities of Owners to approve, limit, condition, or prohibit the **tourist rental activity in the community**. This decision must be adopted by a majority of three-fifths of the total number of owners and participation shares, although the agreements are not retroactive. This regulation includes the possibility of imposing an increase of up to 20% in common expenses for these homes. It is **unanimously approved not to take any decision on this matter** and to leave it for another meeting, where anyone who requests it can decide whether the community is in favour or against **allowing tourist rental activity** in their property.

6. Budget and fees.

It was unanimously approved not to modify the budget and ordinary fees as set out in the annexes.

7. Election of the chairperson, vice-chairperson, administrator and secretary.

The following were unanimously elected:

President: Marcus Paul Hodkinson

Vice-President: Ian David Shanley

Administrator/Secretary: HT Administracion Comunidades FTV, S.L. (Antonio Olmedo Batista)

The management and administration of the bank account(s) will continue to be shared between the President and the appointed Administrator/Secretary.

8. Requests, suggestions and matters of interest.

The following is unanimously approved:

- That the administration reminds all owners of the paint code to be used on their façades.
- Put up more speed signs and another with general regulations.
- Check and fix the dampness in the drains of V7 and V8.

The administration provides the following contact details:

-Office located at C/ Pedro y Guy Vandaele, 19, Local 1, Tamarindo I, 35660 Corralejo.

Office hours for customer service are Monday to Friday from 09:00 to 13:00.

Telephone 928 53 69 15.

Closed to the public in August.

-Contact email:

elena@htadministracion.com

-Emergency telephone number (every day of the year, 24 hours a day) 682 524 714.

Only SMS or WhatsApp messages are accepted, no calls.

Please send the type of incident, community and property.

And with no further business to discuss, the President adjourned the meeting at 17:30 p.m. on the above-mentioned day, to which I, as Secretary, bear witness.