



Dear Owners,

Today, I would like to address you on behalf of the Board with the following report.

First of all, I would like to thank the Board for the good cooperation. I would also like to highlight the constructive collaboration with the company Panorama since June 1, 2025, following Aydin Delice's resignation from Alanya Estate.

We have been informed about all matters and involved in the decision-making. Clear agreements have been established and enforced. Overall, their work can be described as highly professional.

The following purchases and repairs have been carried out so far:

- Panorama has created a dedicated page for our building on their website, where all relevant information (e.g., minutes, reports, etc.) can be accessed at any time by the owners. Login details were sent via email.

<https://www.phnmanagement.com/complex/18/uygun-cleopatra-2>

Username: uygun | Password: UygunCleopatra

- Panorama is available outside office hours via an emergency number: +90 507 220 85 31 or +90 507 550 33 69.

- The caretaker's apartment has been equipped with an air conditioning unit; electricity costs are limited on our side.

- A cordless vacuum cleaner was purchased for cleaning the building.

- Roof damage was inspected and repaired after receiving a cost estimate.

- A water meter was installed for the pool to monitor water consumption. It is read daily.

- A cost estimate for an emergency generator (suggested by an owner) has been obtained and will be presented at the meeting.

- A proposal was made to install a 100-watt floodlight on the mast at the parking gate for lighting. However, the Board decided against it, as such a light would be very disturbing for the residents in the lower apartments and the neighboring buildings. Our alternative suggestion is to plan lighting in connection with the construction of a motorbike shelter.

- Motorbike shelter: There are several ideas for constructing a shelter for motorbikes. These should be discussed during the meeting, and further suggestions are welcome. Please ensure enough space is planned, as each apartment is entitled to one dedicated parking space. Ideally, the roof of the shelter should be equipped with photovoltaic panels to provide optimal charging for electric vehicles.

- The hydrophore pump had to be repaired, resulting in a temporary water supply interruption. Panorama recommends installing a second pump, which would take over automatically in case of a failure. A corresponding offer is not yet available.

- The annual mandatory electrical inspection, required by the Turkish government, took place in July and revealed several safety-related issues. The results were sent to you via email. The deficiencies should be addressed promptly and will be discussed at the meeting.

- Our building insurance expires on September 23, 2025. The following points should be noted:

- The earthquake insurance (DASK) for individual apartments should be removed from the group policy, as several owners have already taken out their own DASK coverage.

– We also believe that contents insurance should be taken out individually, as the value of household contents varies from apartment to apartment.

Until now, apartments were insured for 250,000 TL and duplexes for 350,000 TL. This topic will also be addressed during the meeting.

- Pool: It appears that Aydin Delice did not have all areas inspected during the pool check, which has led to continued high water consumption. Panorama will commission a professional company to carry out a thorough inspection.

In the Board's opinion, the electrical issues and pool repairs should be prioritized among the items listed above.

Due to recent incidents, we would like to remind everyone of the following:

1. To protect privacy, taking photos of other apartments or balconies without permission is not allowed.

2. For the sake of transparency, cash payments to the caretaker or within the site are no longer possible. Payments can only be made either by bank transfer to the account you already know or in cash at Panorama's office.

3. We kindly ask all residents to ensure waste and cigarette butts are disposed of in the designated bins.

As I unfortunately cannot attend the meeting in person, I wish everyone a constructive and productive assembly.

Lastly, I would like to inform you that I am willing to continue serving on the Board on behalf of the owners and am therefore available for re-election.

Best regards from Germany,  
Iris Epperlein

