

## UYGUN CLEOPATRA 2 APARTMENT

### **EXTRA ORDINARY OWNERS' GENERAL ASSEMBLY MEETING MINUTES DATED 27.05.2025**

The invitations to the extra ordinary general meeting of the owners' association of UYGUN CLEOPATRA 2 apartment, which is located in Alanya Saray Mahallesi 1512 Nolu SK No: 9 on block 754 building lot 16 by Whatsapp message prepared in accordance with KMK Law Article 634 and other regulatory legislation. The invitations have been sent out by mail and attached agenda on **02.05.2025**. The General Assembly is also advertised on the notice boards and hung on the building at the entrance. In the invitation, the owners have been informed that the extra ordinary meeting will be held on **20.05.2025** at 11:00 o'clock in the complex basement and if the majority cannot be reached, a second meeting will be held on **27.05.2025** at same time in the same place. After everything is reviewed and approved, it was decided to open the meeting.

**Article 1:** Out of 36 independent owners according to the owner's list 12 independent owners in person and 6 independent owners by power of attorney in total 18 joined the meeting.

**Article 2:** Election of the conductor and member of the council has been started.

For the conductor Semih SIMI for the secretary membership Eyyup SENBAHAR have been voted and as a result of the voting with all the votes Semih SIMI has been chosen as the conductor and Eyyup SENBAHAR has been chosen as the secretary member to the council. It has been voted to give the governing board the right to sign the minute and this has been given with all votes.

**Article 3-4:** The discussion of the budget and financial report has been started.

Semih Simi (Apt.18): The reason we are holding this meeting today is because Aydin Delice, the owner of Delice Alanya Tur.Eml.İnş.Kuy.İth.İhr.San.Tic.Ltd.Şti., has resigned from his position as manager. In order for the current board members to legally enter into an agreement with any consultancy firm, they need to be authorized. Since this authorization was not included in the previous general assembly, we have organized this extraordinary meeting to proceed legally on behalf of our complex.

Semih Simi (Apt. 18): In the previous general assembly, the monthly communal fees were decided to be 70 Euros per apartment. What do you think about continuing with the same amount? Let's proceed with a vote on this matter.

The voting has been started. By majority votes, it has been decided that the monthly communal fees will remain at 70 Euros and must be paid to the designated bank account or in cash by the last day of each month at the latest. Otherwise, legal action will be initiated with a 5% monthly late payment penalty. (Apartment 32 voted against the decision.)

Sybilla Rueffer (Apt.22): Yesterday, I met with Mr. Aydin and we reviewed the accounts together. Additionally, my husband and I examined everything in detail for hours, and we observed that there were no issues and that the accounts are accurate. There are no problems.

**Voting has been started. The financial reports have been accepted with the majority votes.** (Apartment 32 voted against the decision.)

**Article 5:** Discussion and resolution has been started on authorizing the board members or any of its members to delegate all or part of their powers to real or legal persons, in accordance with the Condominium Law.

**The board members that elected on 28.09.2024:**

Semih Simi (Apt.18), Iris Barbara Epperlein (Apt.21), Johnny Westergaard (Apt.23), **been voted and accepted with the majority votes to authorize the board to hand over all or some part of its powers to a third person or to a company.** (Apartment 32 voted against the decision.)

**Article 6:** The election of consultancy firm has been started.

**The Panorama Emlak Turz.İnş.San and Tic. Ltd. Şti** has been suggested as a consultancy firm.

**Voting has been started. Panorama Emlak Turizm.İnş.San ve Tic. Ltd. Ltd. has been chosen as the consultancy firm with majority votes. It was also voted and accepted with majority votes to authorize board members sign the contract with consultancy firm.** (Apartment 32 voted against the decision.)

**Article 7:** Authorization.

As a result of the voting, the management was given the authority to contract with Panorama Homes with the majority of votes. From now on its decided to authorize Muhammet Gülsen to do the followings:

To represent Uygun Cleopatra 2 apartment board in the bank, to open a bank account, put money and draw out money from this new opened or already existing bank accounts, to have a code for internet banking and use all its aspects and close the accounts, to transfer money from one account to another, to pay all the bills with money transaction from these bank accounts and to give automatic payment orders, to register telephone lines and ADSL internet connections and to close these connections when it's

necessary, to make name change and tariff change in Türk Telekom offices, other internet providers and operator companies, to make new electricity subscriptions, to make name changes on the electricity subscriptions, to cancel the electricity subscriptions, and to do all official jobs related with CLK Akdeniz electricity and other establishments, to make new water subscriptions, to make name changes on the water subscriptions, to cancel the water subscriptions and to do all official jobs related with ASAT water establishments, to get the official owners lists from the Tapu registers and cadaster offices for the property at Saray mahallesi on island 754 and parcel 16. Send notifications through notary on behalf of the board/ chairman when required. To get a tax number from the tax office, to start, follow up and finish jobs at SGK and regional labour offices and to authorize third person to follow up these works, to authorize an accountant on behalf of the board/chairman to prepare electronic reports and SGK transactions of the employee(s). For legal issues to appoint or hire a lawyer, to authorize the lawyer. To follow up jobs and finish them at the related units in Antalya and Alanya municipalities. To make the repair/ maintenance of the building/ complex and to make the payments related with these jobs to represent and sign papers on behalf of the building/ complex board/chairman at all official or non-official institutions of offices. (Apartment 32 voted against the decision.)

**Article 8:** As no one else engaged, the conductor has closed the meeting 12:30.

**Conductor**

Semih SIMI

**Secretary**

Eyyup ŞENBAHAR