

## ROYAL GRAND EXCLUSIVE RESIDENCE

### ORDINARY PROPERTY OWNERS GENERAL ASSEMBLY MEETING MINUTES DATED 21.03.2025

The invitations to the ordinary general meeting of the owners' association of Royal Grand Exclusive Residence, which is located in Alanya Kızlarpinarı mahallesi, Mehmet Akif Ersoy Caddesi on block 787 building lot 8 by registered post are prepared in accordance with KMK Law Article 634 and other regulatory legislation. The invitations have been sent out by registered mail and attached agenda on 06.03.2025. In the invitation, the owners have been informed that the ordinary meeting will be held on 21.03.2025 in the complex basement and if the majority cannot be reached, a second meeting will be held on 28.03.2025 at **10.30** in the same place. After everything is reviewed and approved, it was decided to open the meeting.

**Article 1:** Out of 88 independent property owners according to the property owner's list 8 independent property-owners in person and 39 independent property owners by power of attorney in total 47 joined the meeting.

**Article 2:** Election of the conductor and member of the council has been started. For the conductor Natalia Mikhailova for the secretary membership Sergey Grushin have been voted and as a result of the voting with all the votes Natalia Mikhailova has been chosen as the conductor and Sergey Grushin 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:** Discussions have been started for income-expenses and financial situations.

Eda KARA, as of the date we assumed management, all income and expense records, communal fee tables, remaining cash balances, current debts, and other financial details were shared with the owners via WhatsApp on 17.04.2025 for review purposes. All questions from the owners were listened to, necessary explanations have been provided, and the invoices were presented. The reports have been approved by majority vote. The management company cannot be held responsible for any financial or moral liabilities arising prior to this date. All related documents are attached.

**Article 4:** Discussions have been started regarding the necessary actions to be taken in order to close the management company and to prevent any potential grievances.

As Royal Management Property Services and Operations Inc., we had informed you via WhatsApp approximately two weeks prior to the meeting that we would be closing our company. Following the meeting, we communicated that we would continue to provide services until 29.03.2025. It was decided that after this date, a new management company should be contracted, and upon reaching an agreement, all documents and the resolution book will be handed over to the new management company.

**Article 5: The election of the new board has been started.**

Natalia Mikhailova (Apt.36), Sergey Grushin (Apt.80-83) and Aylin Sultan (Apt.75) have been nominated.

As a result of the voting:

- Natalia Mikhailova (Apt.36) = President
- Sergey Grushin (Apt.80-83) = Vice President
- Aylin Sultan (Apt.75) = Vice President

**They have formed the board members in their duties. It has also been voted and accepted with the all votes to authorize the board to hand over all or some part of its powers to a third person or to a company.**

**Article 6:** The discussion of **01.04.2025-31.03.2026** terms estimated budget has been started.

#### ROYAL GRAND EXCLUSIVE RESIDENCE -ESTIMATED BUDGET 01.04.2025-31.03.2026 TERM

Employee expenses (1 person)	<b>11.400.- EURO</b>
S.S.K expenses	<b>2.500.- EURO</b>
Accounting expenses:	<b>630.- EURO</b>
Common area electricity expenses	<b>15.000.- EURO</b>
Common area water expenses	<b>4.600.- EURO</b>
Pool maintenance and chemical expenses	<b>3.000.- EURO</b>
Communal area and equipment maintenance expenses	<b>4.350.- EURO</b>
Communal area insurance	<b>2.150.- EURO</b>

Communal area phone and internet expenses	<b>1.000.- EURO</b>
Elevator maintenance and expenses	<b>1.050.- EURO</b>
Generator and Hydrofor maintenance and expenses	<b>2.000.- EURO</b>
Fuel expenses	<b>2.000.- EURO</b>
PTT, Notary, Stationery expenses	<b>1.000.- EURO</b>
Desinsection	<b>150.- EURO</b>
Garden maintenance expenses	<b>1.850.- EURO</b>
Fire safety	<b>500.- EURO</b>
Unexpected expenses	<b>940.- EURO</b>
Consultancy expenses	<b>10.800.- EURO</b>
<b>TOTAL:</b>	<b>64920.- EURO</b>

## INCOME

### COMMUNAL FEES

**1+1 Apartment: 60.- EURO X 81 Apartments X 12 Months = 58.320.- EURO**

**2+1 Apartment: 70.- EURO X 3 Apartments X 12 Months = 2.520.- EURO**

**3+1 Apartment: 85.- EURO X 4 Apartments X 12 Months = 4.080.- EURO**

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OTAL: 64.920.- EURO**

If the income will exceed the amount above this will be added to the building fund account. If the expenses will exceed the budget or unexpected increases in the prices will occur, additional money from the owners will be demanded. Additionally, movement between the sections can be made.

**The voting has been started. The budget and communal fee amount, as mentioned above, has been accepted with all votes. The communal fees that need to be paid must be settled by the last day of the relevant month. It has been accepted with the all votes that a monthly late fee of 5% will be applied to communal fees not paid on time, and legal action will be initiated who have not paid their communal fees.**

**Article 7:** The election of consultancy company has been started.

The authorization to right to the board for the selection of the consultancy company has been approved by all votes. It has been also voted and accepted with all votes to authorize board members sign the contract with consultancy company.

**Article 8:** Authorization.

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

To represent Royal Grand Exclusive Residence 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 Mehmet Aktif Caddesi on island 787 and parcel 8 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 hire caretaker and to represent and sign papers on behalf of the building/ complex board/chairman at all official or non-official institutions of offices.

**Article 9:** As no one else engaged, the conductor has closed the meeting 12:00.

**Conductor**

Natalia Mikhailova

**Secretary**

Sergey Grushin