

EXODUS PARK RESIDENCE
MINUTES OF THE ORDINARY GENERAL MEETING OF PROPERTY OWNERS DATED 29.06.2024

It has been informed that the invitation and agenda for the ordinary general assembly meeting of property owners of **EXODUS PARK RESIDENCE**, Oba, Alanya, have been prepared in accordance with the **Condominium Ownership Law No. 634** and other regulatory laws and the complex management plan. The said documents were sent to the property owners by registered mail on **20.05.2024**, and were also posted on the complex bulletin boards and at the entrance of the apartment building. Additionally, electronic copies were sent to all property owners via the complex's group chat. The first meeting was scheduled for **22.06.2024** and all owners were kindly notified. In the event that the majority could not be achieved, a second meeting would be held on **29.06.2024 at 14:00 pm** at the cafeteria of the complex. It was confirmed that all legal conditions required for the Ordinary General Meeting of the Property Owners were fulfilled, and the agenda items were then discussed.

MEETING AGENDA

1. Greetings and Attendance Count of Property Owners
2. Election of the Chairperson and Secretary of the Meeting
3. Presentation of Management Report for 2023-2024
4. Presentation and Approval of the Financial Report for 2023-2024
5. Election of Management board
6. Authorization of the Manager
7. Election of Auditor
8. Presentation and Approval of the Budget for 2024-2025
9. Suggestions and Proposals
10. Explanations
11. Determination of the General Meeting Date for 2025
12. Best Wishes and Closing

The meeting took place **Saturday, 29.06.2024 at 14:00 (2:00 pm)** by the poolside of the complex. Out of the **96** flat owners who were requested to attend, **24** flat owners attended the meeting in person and **26** flat owners attended the meeting by proxy. With a total of **50** flat owners, the majority was achieved and the meeting was started. The owners were asked if anyone would like to chair the meeting and **ELMİRA GÜRSES** was unanimously elected as the chairperson of the meeting with and **ELENA ÇİFTÇİ** was unanimously elected as the secretary

3. PRESENTATION OF THE MANAGEMENT REPORT FOR 2023-2024

Taking the floor on behalf of the management, **REŞİT YILDIRIM** informed the floor owners about the activities carried out in the Exodus Park site in 2023-2024, their feelings and thoughts, what was done for the benefit of the site, and the positive and negative situations encountered during the year. The floor owners were asked if they had any questions they wanted to ask.

1. The owner of apartment number F-1 asked who repaired the water leakage detected in the bath-sauna area of the site. Reşit Yıldırım explained that the malfunctions and damages experienced in the common areas and components of the site are made by the contractor company under the construction insurance covering a period of five (5) years after the end of construction. The homeowners were told that the construction insurance covers general construction elements (walls, floors, windows, installation and electrical infrastructure and main fixtures, etc.) and does not cover the elements that are damaged due to use (door handle, fittings, siphon, lamp, bell, etc.) because they are used regularly.
2. Apartment number D-28 reported that the lift in block D was constantly malfunctioning and that the problem was not resolved although the authorised lift company came to repair it several times. They asked why these authorised companies could not be changed in cases where the malfunction could not be eliminated. Reşit Yıldırım stated that they can request a fault monitoring audit from the company, and if it is determined that the fault is not fixed for a company-related reason, the company can of course be changed. He explained to the homeowners that the lift problems experienced in the site are generally electrical, frequent power cuts in Oba cause short circuits in sensitive electrical devices such as elevators, and even voltage changes cause some parts to burn. As of 2024-2025, it was announced that the common area insurance made on behalf of the site can cover the costs in such cases.
3. Apartment E-9 asked whether the lift warranty had expired. It was explained to him that the lift warranty is 2 years and ends in 2021.
4. Number E-9 said that the marbles around the pool were green and the holes formed in places had sharp edges and could cause serious accidents. Reşit Yıldırım explained that he would discuss this issue with the contractor company, and as a last option, a solution could be found for the repair of this damage to the marbles by adding an addition to the budget. It was suggested that grouting could be done.

The owner of flat E-17 attended the meeting at this point and signed the attendance sheet.

5. The owner of flat D-14 reported that there were personal belongings belonging to the homeowners in the area where the air conditioning motors were installed and that this caused overheating in this area. Resit Yıldırım said that these items would be removed immediately.
6. The owner of flats D-18 and D-19 asked when the security personnel of the site left their jobs. He was told that the staff had left two (2) months ago. The owner claimed that these personnel quit 6 months ago and continued to receive salary. Speaking on behalf of the management, Reşit Yıldırım and other homeowners explained that this was not true, that the staff worked until two months ago and did not receive a salary after his dismissal. It was reminded that the related expenditures and salary payments are included in the site expenses report.

The presentation of the management report for 2023-2024 was completed and unanimously accepted. The management was discharged.

CHAIRMAN OF THE MANAGEMENT BOARD
HALİL İBRAHİM DAYE

BOARD MEMBER
REŞİT YILDIRIM

BOARD MEMBER
DIANA AKHMEDOVA

4. PRESENTATION AND APPROVAL OF THE FINANCIAL REPORT FOR 2023-2024

Chairperson Elmira Gürses drew attention to the income and expenditure schedule presented to the condominium owners at the meeting and made the necessary explanations. It was explained in detail that the total expenditure for blocks A and B during the year was **2.053.497,94 TL**, the total income collected during the year was **1.741.328,30 TL**, and that there is currently a deficit of **- 312.169,64 TL** in the site management account. It was reported that no legal proceedings could be initiated for uncollected debts, but following the meeting, the collection of these retroactive debts will be prioritised and legal action will be taken against the floor owners who do not pay until **01.08.2024**. As of **14.06.2024**, it was informed that there are **4.703,00 €** (Euro) dues for the period **01.07.2023 - 30.06.2024** that have not yet been collected and those who do not pay their dues will be sued with the authorisation received at the meeting. The floor owners were given 5 minutes to review the report. At the end of the period, the condominium owners were asked if there were any other questions.

1. The owner of flat number D-28 asked how many kilometres the transfer vehicle travels per day and stated that the petrol purchased every 6-7 days costs 2000 TL and according to his calculations this is more than the kilometres travelled. It was explained to the apartment owner that the staff went to lunch for lunch break and travelled for regular maintenance and checks of the vehicle and even had to go to Antalya for some checks. It was stated that there was nothing suspicious about the expenditures, which were monitored by the management, but that the vehicle could be fitted with a GPS device if the owners wished.
2. The owner of flat number D-18 reminded that the driver was retired and asked how much his insurance fee was. It was explained to the flat owners that employers are required to pay insurance for retired employees, but the cost is not as high as the standard insurance premium. The owners stated that they would like to see the monthly insurance cost of the staff and it was explained that this information would be shared with them after the meeting.
3. The owner of flat E-8 asked why the budget for car expenses for the next period was so high compared to last year's car expenses. It was explained to them that the categories of Vehicle Expenses and Gasoline / Petrol / Petrol expenses, which were included in the previous year's expenses list, were combined into a single item in the budget for 2024-2025, and also included the costs required to obtain a tourism transport certificate.

The owner of flat F-30 attended the meeting and signed the attendance sheet.

4. The owner of flat number D-28 asked how many people work in the complex. He was told that there were four (4) staff. The owner said that he was not satisfied with the cleaning staff, that the staff received a salary and did not clean, and that the site was dirty and poorly maintained. He wanted to know the working hours of the staff. It was explained to the owners that the staff work according to standard working hours, that they can be present on the site outside of working hours in case of emergencies as they reside in the duty flat and that they can help the flat owners. They were told that a work schedule could be prepared for the staff if they requested.
5. Flat owner numbered D-28 stated that the site management office is used as a warehouse. It was explained to the homeowners that the items that do not belong to the site management will be removed.

The expenses for the year 2023-2024 were put to vote and accepted by the general assembly with a **majority of votes** and the accounts were discharged.

5. ELECTION OF MANAGEMENT BOARD

For the board of directors for 2024-2025, **HALİL İBRAHİM DAYE**, who wants to continue his duty in the previous years, **REŞİT YILDIRIM**, who manages the personnel management and business follow-up of the site, and **DIANA AHKMEDOVA**, floor owner number **F26**, stated that they wanted to be candidates. The candidates were put to vote and three (3) candidates were **unanimously** elected to the board of directors for 2024-2025. For the election of substitute members, the floor owners were asked if they wished to be a candidate, no substitute member was requested.

Pursuant to the Condominium Law No. 634, the management board elected by the board of flat owners is responsible for fulfilment of the decisions made by the board of flat owners; use of the main real estate in accordance with its purpose, taking necessary measures for protection, maintenance and repair; insuring the main real estate; collecting an appropriate amount of money in advance from the flat owners at the time specified in the management plan, or if no such time is specified, in the first month of each calendar year, for the general management works of the main real estate and upkeep works such as protection, repair, cleaning, elevator and heating, hot and cold air operation and insurance and in the event that this advance is spent and exhausted, to collect another advance for the remaining works; acceptance of all other payments related to the management of the main real estate, payment of debts arising from the management and, if separately authorized by the flat owners, collection of rents for the independent sections; acceptance of notification concerning the entire main real estate; taking necessary measures to prevent the lapse of a period of time or the loss of a right concerning the main real estate; taking the necessary measures on behalf of the flat owners for the protection and maintenance of the main real estate for the benefit of the flat owners, and in this context, appointing an external manager or management company when necessary; pursuing lawsuits and execution proceedings against flat owners who do not fulfil their debts and obligations related to condominium ownership and registering the legal mortgage right in the condominium registry; opening an account in a reputable bank in its own name, but with the title of manager of the main real estate, in order to deposit the money and advances collected and to receive them when necessary; calling a meeting of the board of flat owners, having the monthly maintenance and annual inspections of the elevators in the main real estate carried out in accordance with the relevant technical regulations in order to ensure the safe operation of the elevators in the main real estate and paying the fees related to these transactions.

CHAIRMAN OF THE MANAGEMENT BOARD
HALİL İBRAHİM DAYE

BOARD MEMBER
REŞİT YILDIRIM

BOARD MEMBER
DIANA AHKMEDOVA

6. Authorization of manager:

It has been decided unanimously to authorize **HALİL İBRAHİM DAYE**, T.R ID Number **51655492962** as representative of the management board to make the will of the complex, to do all the works related to the personnel, to open accounts in banks on behalf of the complex, to sign documents on behalf of the complex, to deposit money, to withdraw money, to collect dues on behalf of the complex, to hire a lawyer for dues not paid on time, to make legal proceedings and to file a lawsuit for the collection of dues, to hire a lawyer on behalf of **EXODUS PARK RESIDENCE** regarding debts and receivables, to authorize the lawyer and to represent, follow-up and conclude all legal affairs in all other official and private institutions, as well as to file a lawsuit for unauthorized intervention or prevention of construction in common areas, to file a lawsuit for the judge's intervention, to prevent the floor owners from interfering with the common areas and to have the authority to sue on this issue, to file a lawsuit for reinstatement, to authorize a lawsuit for the prevention of intervention due to construction and renovation contrary to the architectural project, to hire a lawyer for all these issues, to make collections and payments on behalf of the complex, to sign contracts, to eliminate the deficiencies of the complex, to collect dues, to hire a lawyer for dues not paid on time and to make legal follow-up, To obtain Internet Banking Password, to make transactions from Internet Banking, to represent our complex in all matters before SGK Tax Office, Banks, Municipalities, Land Registry Office, Notary Public, TEDAS, CK Akdeniz Electricity Distribution Company, ASAT Water Distribution Company, Turk Telekom and all other official institutions and organizations.

7. ELECTION OF AUDITORS

In order to audit the accounts of the site for the period 2024-2025, to control the expenditure and functioning of the board of directors, the chairperson Elmira Gürses asked for nominations for the position of auditor. **NATALIA NIKITINA**, the owner of apartment **F-12**, expressed her willingness to be a candidate. Their nominations were put to the vote and **NATALIA NIKITINA**, owner of apartment **F-12**, was **unanimously** elected as the auditor of Exodus Park Housing Estate for the year 2024-2025. The duties and responsibilities of the auditor were explained to her and she was wished success in her duties.

8. PRESENTATION AND APPROVAL OF BUDGET FOR 2024-2025

The chairman briefly summarised the budget by showing the estimated budget proposal for the period 01.07.2024 - 30.06.2025 distributed to the floor owners. It was explained that the budget was prepared in Euro as in previous years, and that the TL explanations were put against the average for easy understanding. The floor owners were asked if they had any questions about the estimated budget.

01.06.2024 – 31.05.2025 PERIOD ESTIMATED BUDGET

ADMINISTRATION FEES	€ 11.520,00	
VEHICLE AND FUEL EXPENSES	₺250.000,00	
ELEVATOR EXPENSES	₺75.000,00	
GARDEN EXPENSES	₺20.000,00	
ELECTRIC EXPENSES	₺420.000,00	
GENERAL EXPENSES	₺60.000,00	
POOL MATERIALS/MAINT.	₺70.000,00	
INTERNET EXPENSES	₺8.000,00	
STAFF SALARY & SOCIAL SECURITY	₺1.226.400,00	
LAWYER, NOTARY, STATIONARY EXPENSES	₺20.000,00	
WATER EXPENSES	₺75.000,00	
TECHNICAL EXPENSES & MAINTENANCE EXPENSES	₺60.000,00	
CLEANING EXPENSES	₺30.000,00	
COMMON AREA INSURANCE	₺95.000,00	
GENERATOR (Annual Maintenance, Fuel etc.)	₺20.000,00	
TOTAL	₺2.429.000,00	+ € 11.520,00
MAINTENANCE FEE TO BE COLLECTED PER FLAT	MONTHLY	ANNUAL
1+1 APARTMENTS	€50	€600
2+1 APARTMENTS	€55	€660
TOTAL BUDGET	€59.040,00	

The following questions were asked about the budget:

1. The owner of flat F-12 asked why the management fee had increased so much in the budget compared to last year. It was explained to the owners that the management fee is based on the minimum salary and that the current fee is equivalent to what it would cost the site if the management were given to a salaried person. It was explained that the management fee, which comes to € 10 per apartment per month, includes the time and labour of many staff working on behalf of the site, field staff, accountants, petrol and stationery costs, etc. many costs. It was stated that the management fee, which was determined according to the salaries and estimated increases for six months 2024, six months 2025, was collected in Euros in order to avoid additional costs due to inflation. At this point, Mr. Reşit, who took the floor on behalf of the management, reminded that all the money collected within the budget belongs to the site, is kept in the site's management account, and if there is any money left over from the budget at the end of the period, this money will continue to belong to the site.
2. The owner of flat D-28 asked why the fees were collected in Euros, even though all payments in Turkey are made in Turkish lira. It was explained to him that there was a pre-determined decision to collect dues in Euros and that this was done in order to avoid the extreme inflation and increases that Turkey is experiencing and to ensure that the estimated budget, which is prepared annually, maintains its value throughout the period. As an example, the chairman stated that the estimated budget for electricity costs set during the preparation of the budget has already been exceeded as of 1 July 2024, because electricity has increased by 38%, and reminded that such situations cause bankruptcy within a few months in budgets prepared in Turkish Lira. It was reminded once again that if the budget is not enough, homeowners will have to make additional payments.

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3. The owner of flat E-25 suggested closing the indoor pool in order to cut the budget. This suggestion caused a discussion among some of the homeowners. At the end of long discussions, three (3) suggestions were presented to cut the budget and these suggestions were put to vote.
 - a. The proposal to close the indoor pool was rejected by majority vote (4 votes in favour, 27 votes against).
 - b. The proposal to dismiss one of the cleaning staff was rejected by majority vote (12 votes in favour, 19 votes against).
 - c. The proposal to abolish the transfer service was rejected by a majority of votes (6 votes in favour, 25 votes against).

The meeting was adjourned for 5 minutes.

4. Owner of E-9 asked about the meaning of the 4700 Euro debt mentioned in the expense report. The homeowners were informed that this figure is the dues debt that has not yet been collected as of 14.06.2024. It was reported that if these unpaid dues are not collected within one (1) month following the meeting, the management will initiate legal proceedings.

Since the general assembly of condominium owners could not reach a consensus on the voting of the budget, the chairman instructed the general assembly to vote for those who wanted the dues to remain the same as the previous period (2023 - 2024 period). Despite the expenditures stated in the estimated budget, **the owners unanimously decided to keep the dues unchanged**. The homeowners were informed that under these conditions, the deficit in the site management budget would increase and additional payments would have to be collected. The homeowners declared that they accepted this possibility on the condition that the budget would remain the same.

There being no further questions, **the estimated budget proposal for the period 01.07.2024 - 30.06.2025 was rejected and it was unanimously decided to continue the budget for 2023-2024, which was set at 50 € per month for 1+1 apartments (600 € per year) and 55 € per month for 2+1 apartments (660 € per year)**. It was explained to the condominium owners that the dues should preferably be collected in two annual or semi-annual payments, and it was reminded that the condominium owners who make monthly payments should not exceed the 5th day of each month. It was reported that dues payments made after the 5th of the month will be subject to 5% interest as determined in the Condominium Law, and legal proceedings will be initiated through a lawyer after three months for unpaid dues. The condominium owners unanimously accepted the dues payment conditions.

9. SUGGESTIONS AND PROPOSALS

1. Upon the suggestion of the owner of house number D-28, it was decided to put a record book in the site transfer vehicle and to record the service hours of the vehicle.
2. Upon the complaint of some homeowners who were dissatisfied with the performance of the cleaning staff, it was decided that the staff would be supervised and if there was no change in their performance, they would be replaced. In addition, the owners were reminded that in case of dismissal of the staff, the management would have to pay compensation to the staff.
3. It was requested to increase the meetings with the contractor company for the faults such as humidity, water, paint, plaster, etc. and to accelerate the repair works.

10. EXPLANATIONS

1. The obligation for homeowners to have common area insurance was announced. It was explained that the common area insurance both protects the site against damages in all common areas of the site and prevents the site from being under any suspicion in case of a possible accident.
2. It was announced that the provision of a tourism transport certificate is included in the budget set for vehicle expenses for homeowners and that this document must be renewed annually. It was stated that without this document, public transport cannot be carried out with a commercial vehicle and the site may receive high fines.
2. Homeowners were explained the duties of the board of directors and the auditor and reminded that the people elected to these positions are responsible for fulfilling their duties.
3. Homeowners were reminded that they can contact Reşit Yıldırım or the management company in case of any malfunction or undesirable situation they encounter on the site and it was stated that in order to create the most ideal living conditions in the Exodus Park site, which is a common life, everyone should be respectful, considerate and careful towards each other and take ownership of the area they live in.

11. DETERMINATION OF THE GENERAL MEETING DATE FOR 2024

It has been agreed to schedule the EXODUS PARK RESIDENCE General Meeting for 2025 on **21.06.2025**. The proposal was presented to the general assembly and **unanimously** approved.

12. BEST WISHES AND CLOSING

The chairperson expressed gratitude to the flat owners for their involvement. The general meeting concluded thereafter.