

Minutes from the General Assembly (GA) the 17th of April 2019, in the Club House of the Community, after having been called in accordance to the Spanish Law for Horizontal Property and the By-Laws.

At 10:50 am the registration was completed and President Torill Tresland opened the GA to welcome everyone, and then started with the first point on the agenda.

1. Registration of attendants and approval of submitted proxies

There were 37 owners present and 96 owners were represented by proxy. A total of 133 owners were represented, which gives a total quota of 71.62%. Owners and representatives are listed in the appendix.

2. Approval of the notice, agenda and rules for conducting of the meeting

Registration of owners and proxies was approved.

3. Election of chairman and owner to sign the minutes

Heidi B. Eggesbø from the board was proposed as chair of the meeting, and Marion Caspersen to sign the minutes. This was approved. Subsequently, the board was presented following a call from owners, then the lawyer Erik Norling and EdS's new auditor Per Magnusson.

4. Annual report

Comments to the annual report were:

The first section under the "Restaurant" belongs to the current GA, point 11, as well as "Salary to gardeners" which is point 10. The annual report was then approved. The annual report is updated according to the above and can be read at www.elviriadelsol.es.

5. Approval of the financial statements for 2017, with income and balance

The accounts with incomes, expenses and result were presented. Total income was 643,390.12 € and expenses 613,331.36 € with a profit of 30,058.76 €, which was better than budgeted (15,806.80 €). The administrator explained the main points of the expenses, and graphical overviews of the main expenses over the last 10 years were shown. The balance was presented with the most important items.

Debt from owners was 31.12.2018; 17,124.31 € and 16.04.2019; 24,768.16 €.

There was a discussion about late payments from owners, and it was concluded that the board and the administrator should look for other possibilities for collecting debt from owners.

The board recommended that the annual accounts with the balance to be approved.

The accounts for 2018, with balance and debt were then approved.

6. Internet upgrade

An offer from Blaze internet of 23,101 € for the installation of fibre-optic cables for each apartment with a speed of 250 MB was presented. The price includes both installation and wireless network rental up to installation. Since GA, the speed is upgraded to 300 MB, and the expenses will be 18,15 €/month that will be charged with the community fee.

The internet is budgeted to 30,000 € in 2019. The board proposed that the 23,000 € should be taken from this budget. Owners who already have paid for fibre-optic cables into the apartment must be compensated accordingly, as the cost of each apartment will be. The board / administrator will create an overview of apartments this applies to.

Three different router variants were presented, 80 MB, 400 MB and 600 MB. For owners who want to settle for 250 MB, a 400 MB router will be a good choice. Owners choose and pay their own router based on the speed they want. Routers in the apartments are the owners'

responsibility. Fibre-optic cables outside the apartments are EdS's responsibility.
GA approved installation of fibre-optic cables for each apartment.

Fibre-optic cables in the apartments will also facilitate the use of the TV agreements that the owners have in their home country, in Spain. Read more about this at www.elviriaalso.es.
Owners who still want Norwegian TV via Matias Hegg can make their private for 30 €/month.

7. Security, cameras and lighting

Domoactiva has delivered an offer of 35,000 € to install 55 motion-sensitive cameras and 35 LED lamps. No other company has managed to deliver a serious offer. Map of camera location and lamps was shown. There will be no cameras in the pool area, or cameras that point into the apartments. The cameras will also not register outside the EdS.

The cameras have cables to avoid wireless network hacking. The recordings will be deleted every 20 days. Neither the administrator nor the board have access to the recordings. Only by burglary or other crime will the recordings be reviewed by the police. Burglary etc. must be notified as soon as possible so that the recording is not deleted. The offer also includes 35 new outdoor lamps.

Camera surveillance will replace Archie's guarding, which has a cost for EdS at 21,000 € annually. There was an agreement to install camera surveillance.

The panic buttons that go to Archie will not change. Testing and checking of these will be done.

8. Painting of houses and terraces

There was a majority to leave paint on the inside of the EdS's templates. Where the owner has set up glass, this applies outside the glazing. Painting of interior terraces will not apply until after the GA.

9. Opening hours for heated pool

The board will make an estimate of much EdS will save by avoiding temperature above 28 degrees and reducing the opening time to 2 hours. Opening hours from kl. 10 was desired. GA agreed on flexible opening hours according to weather conditions, but not to closing the pool in December and January.

10. Gardeners, salaries

The salaries of the gardeners were presented. In Spain, 15 salaries are paid with extra pay in June, October and December. The board proposed to reverse the supplement transferred to the senior supplement for Jose and Juan Antonio, as well as a 1.5% increase in the basic salary for the three gardeners. This was approved.

11. Restaurant, debt to EdS

There was some discussion about the restaurant's debt to EdS. The auditor said that EdS must reflect reality. This amount, EdS will not be able to collect. The board proposed to remove the claim from the balance in the accounts. There was a majority for this proposal, 12 voted against.

12. House 19, roof and façade

House 19 needs an upgrade with a new roof outside the restaurant and sun shade (awning) at the other part outside the club. An awning will be initiated this spring, while a new roof at the restaurant was agreed to obtain, but the EdS should first have at least 3 tenders. The board asked the GA for a framework of 25,000 € for sun protection and a new roof. The administrator / board will obtain expertise from residents who are architects, and tenders.

13. Current expenditure on board work

Compensation of expenses for the board

The board was against the committee's proposal for compensation to the board of 6,000 € per year, and that it should apply from 1.1.2018. The board proposed that board members could be compensated for their real costs relating to the board work, such as necessary travel expenses, telephone, network rent or equivalent with a total amount up to 3,000 € per years, and that it should apply from 1th of January 2019. It was commented that it should apply from GA one year to the second year. The auditor commented that it had to follow the financial year according to Spanish laws. The proposal was then approved.

Expenditure to former president

The board's proposal for repayment did not receive the majority. Alternative two with reporting to the Spanish authorities as a salary was not applicable. Board member Carlos Rodriguez Alemany and lawyer Erik Norling reported on this. It was also pointed out that the former presidents have not received money, but have been compensated for his housing expenses. After that, there was a majority for putting this case dead.

14. Proposal for new agreement with administrator

The board requested authorization to sign a new contract for one year with SEO Service for administration of EdS. This was approved.

15. Suggestions from owners

Only the first point on the facade change was voted on. The other proposals from residents were for information, some of which were already explained in the annual report.

Facade change apartment 7.1.1: approved

TV and internet: Olivenet and IPTVnow.es (Matias Hegg) have not worked properly. This has been the same for all owners. Repayment to owners is therefore not appropriate. The board hopes that the new solution with fibre-optic cables for each apartment with Blaze internet and private TV will work properly.

Elevator: cost allocation must be prepared by each house. This is not the board's responsibility.

Ventilation / Air conditioning in each apartment: owners must contact relevant suppliers themselves in order to know if old channels can be used.

Long-term parking: fence along house 5 and possibly roof over parking space. The board will ask the administrator to obtain possible solutions that will benefit both owners of house 5 and cars.

Security: The board has been in contact with several companies, but has not succeeded in getting serious offers. The board will continue this work.

Renovation of apartments: time frames should be required by the owner of the apartment, the board is not responsible for this

House rules: owner's responsibility to inform about these when others use the apartment.

Dress code in the restaurant: residents are requested to wear clothes.

Garbage: residents are encouraged to sort.

Curtains on the terraces: not allowed cf. the Barena folder, GA agreed that the articles of association should be updated. It should be updated so that sun protection is allowed.

Barbecue on the terraces: not allowed cf. the Barena folder, the board will follow up.

Painting of interior terraces: will from GA 2019 be performed by EdS's painter.

GDPR (General data protection regulation): The administrator has an agreement with a lawyer who handles GDPR for EdS.

16. Proposal for budget for 2019/20

For 2019, the budget was presented with a total income of 640,500 € and expenses of 650,500 € and a result of -10,000 €. Incomes will remain unchanged, but some expenses will increase. The administrator said this is acceptable since EdS has high reserve funds. Examples of increased expenses are painting of terraces, roof of House 19, installation of cold room and freezer to the restaurant, as well as increase in salaries.

The budget for 2019/20 was then approved.

17. Election of a new board

From 28.03.2018 until 17.04.2019 the board was represented by:

President: Torill Tresland, House 18.2.1

Vice presidents: Heidi B. Eggesbø, House 7.0.2, Arild Enersen, House 13.0.1, Jan Norheim, House 11 and Carlos Rodriguez Alemany, House 18.1.1.

Election committee:

Mette Synnøve Holt, House 17.1.2, Trygve M. Eikevik, House 6, and Runar Danielsen, House 7.1.1

Trygve M. Eikevik presented the nomination committee's proposal for a new board:

President:

Torill Tresland House 18.2.1

Vice-presidents

Heidi B. Eggesbø House 7.0.2
Arild Enersen House 13.0.1
Carlos Rodriguez Alemany House 18.1.1
Guttorm Foss Jensen House 11

The new board was approved.

18. Election of a new election committee

The president proposed to retain the same election committee.

Mette Synnøve Holt House 17.1.2
Trygve M. Eikevik House 6
Runar Danielsen House 7.1.1

The nomination committee was approved.

The chairman then thanked the owners for the attendance and wished for a nice day.

The meeting ended the same day and in the same place as it started, at 12.50.

Elviria del Sol, 18.04.2019

Torill Tresland	Marion Caspersen	Eva M ^a Gausåker Madrid
President	Elected co-signer	Secretary/Administrator

Attachment: Overview of owners and represented by GA 17.04.2018

House/apt	Owner	Represented by	Quote
102	Tove Lødeng Olsen		9,79
103	Reidar Olsen		7,63
111	Marit og Tore Berg	Hilde Humlebrek	11,83
112	Wendy Boillet	Reidar Olsen	9,79
113	Wendy Boillet	Reidar Olsen	7,63
114	Sarpsborg Verktøy og Maskinfabrik A/S	Brattas	9,79
121	Frogamo AS	Rune Pettersen	10,11
122	Nina Invest AS	Rolf Pettersen	9,79

2 owners present and 6 represented, in all 8 apartments represented with a quote of 76,36/100.

That makes: $5,08 \times 76,36\% = 3,879\%$ of the total.

House/apt	Owner	Represented by	Quote
201	Karl Harald Texnæs	Reidar Olsen	12,07
202	Karl Harald Texnæs	Reidar Olsen	8,55
211	Sidsel Johnson-Mørk		10,32
212	Anne Berit & Rolf Karset	Marion Caspersen	8,55
213	Marion Lunde Caspersen		6,65
214	Camilla Lotherington	Stig Lotherington	8,55
221	Rune Hannestad		8,82
222	Kirsten & Egil Fosse		8,55

4 owners present and 4 represented, in all 8 apartments represented with a quote of 72,06/100.

That makes: $5,82 \times 72,06\% = 4,194\%$ of the total.

House/apt	Owner	Represented by	Quote
304	Ivar Aune		8,55
311	Inger Grethe og Gunnar Lunne		10,32
313	Arne Spinnangr		6,65
321	Ellefsen	Berit Hårklau	8,82
322	Nydal Holding	Rigmor Hole	8,55
331	Skaarungene AS	Rolf Skar	12,74

3 owners present and 3 represented, in all 6 apartments represented with a quote of 55,63/100.

That makes: $5,82 \times 55,63\% = 3,238\%$ of the total.

House/apt	Owner	Represented by	Quote
402	Helga & Per Oppegaard	Heidi B. Eggesbø	8,55
403	Helga & Per Oppegaard	Heidi B. Eggesbø	6,65
404	Jørn Jørgensen		8,55
421	FPI Elviria AS	Finn Pettersen	8,82
422	FPI Elviria AS	Finn Pettersen	8,55
431	Janiche & Stig Hole	Turill Tresland	12,74

1 owners present, and 5 represented, in all 6 apartments represented with a quote of 53,86/100.

That makes: $5,82 \times 53,86\% = 3,135\%$ of the total.

House/apt	Owner	Represented by	Quote
Edf. 5	Elviria del Sol Bl. 5 AS	Trygve M. Eikevik	100

10 owners represented, in all 10 apartments represented with a quote of 100/100.

That makes: $5,08 \times 100,00\% = 5,08\%$ of the total.

House/apt	Owner	Represented by	Quote
Edf. 6	Elviria del Sol Bl. 6 AS	Trygve M. Eikevik	100

10 owners represented, in all 10 apartments represented with a quote of 100/100.

That makes: $5,08 \times 100,00\% = 5,08\%$ of the total.

House/apt	Owner	Represented by	Quote
701	Wirum Elviria S.L.	Heidi B. Eggesbø	12,07
702	Heidi B. Eggesbø & Jon Even Christiansen		8,55
704	Bjørg Jorunn & Hans Jürgen Peters		8,55
711	Runar Danielsen		10,32
712	Anne Bornic & Sven Erik Linnes		8,55
713	Turid Ljungmann		6,65
722	Stordalen		8,55
731	Elisabeth Berg	Anne Bornic Linnes	12,74

6 owners present and 2 represented, in all 8 apt represented, with a quote of 75,98/100.

That makes: $5,82 \times 75,98\% = 4,422\%$ of the total.

House/apt	Owner	Represented by	Quote
803	Micro Verktøy AS / Norsk Prestoff AS	Katrine Kierulf	7,63
804	Accab AS	Katrine Kierulf	9,79
811	Lillian Brestrup		11,83
813	Turid Næss & Anne Marie Liavåg	Eva Gausaker	7,63
814	May Urrang	Torill Tresland	9,79
821	Econ Eiendom AS	Helset	10,11

1 owners present and 5 represented, in all 6 apartments represented with a quote of 56,78/100.

That makes: $5,08 \times 56,78\% = 2,884\%$ of the total.

House/apt	Owner	Represented by	Quote
901	Birger Johnson		8,61
902	Rima Invest AS	Birger Johnson	8,69
903	Stian Jensen	Birger Johnson	9,09
904	Mary Oleary		8,69
914	Wiig/Indegaard	Torill Tresland	8,609
921	Eivind Helset		9,63

3 owners present, and 3 represented, in all 6 apartments represented with a quote of 53,40/100.

That makes: $5,89 \times 53,40\% = 3,145\%$ of the total.

House/apt	Owner	Represented by	Quote
Edf. 10	Eviria Del Sol Hus 10 AS	Hilde Ramsen	100

11 owners represent, in all 11 apartments represented with a quote of 100,00/100.

That makes: $5,89 \times 100,00\% = 5,89\%$ of the total.

House/apt	Owner	Represented by	Quote
Edf. 11	Casa 11 Invest AS	Trygve M. Eikevik	100

11 owners represented, in all 11 apartments represented with a quote of 100,00/100.

That makes: $5,89 \times 100,00\% = 5,89\%$ of the total.

House/apt	Owner	Represented by	Quote
1203	Aud Marcussen		7,63
1211	Nilsine & Kåre Underhaug		11,83
1213	Solveig Smith & Kjell Andersen		7,63

3 owners present, in all 3 apartments represented with a quote of 27,094/100.

That makes: $5,08 \times 27,09\% = 1,376\%$ of the total.

House/apt	Owner	Represented by	Quote
1301	Holberg Invest AS	Arild Enersen	12,07
1302	Kjellsberg Eiendom	Arild Enersen	8,55
1304	Unni & Kjell Hagemark	Erik hagemark	8,55
1311	Tove Kirkeng	Arild Enersen	10,32
1331	Kjell Chr. Ullrichsen	Heidi B. Eggesbø	12,74

5 owners represented, in all 5 apartments represented with a quote of 52,23/100.

That makes: $5,82 \times 52,23\% = 3,040\%$ of the total.

House/apt	Owner	Represented by	Quote
1402	Kari Hansen		8,55
1403	Jan Annerlov	Reidar Olsen	6,65
1404	Bente & Jan Evensen		8,55
1411	Huseiernes Landsforbund	Ms. Norbech	10,32
1412	Brattas AS	Brattas	8,55
1414	Tor Foss	Heidi B. Eggesbø	8,55
1431	Eika Gruppen	Mona Flemmen	12,74

2 owners present and 5 represented, in all 7 apartments represented with a quote of 63,91/100.

That makes: $5,82 \times 63,91\% = 3,720\%$ of the total.

House/apt	Owner	Represented by	Quote
1501	Anne-Karin Rye	Ms. Norbech	8,61
1502	Olaug & Bjarne Haugsvær	Heidi B. Eggesbø	8,69
1503	Glendegården A/S v/Tore Glende	Agnar Johansen	9,09
1504	Olaf Randklev	Reidar Olsen	8,69
1511	Olaug & Bjarne Haugsvær	Heidi B. Eggesbø	6,89
1512	Ms. Naguib		8,69
1513	Agnar Johansen		9,09
1514	Nina Kittelsen		8,69
1521	Per Hansen	Turid Ljungmann	9,63
1522	Turid & Thor A. Ljungmann		9,49
1531	Rigmor Hole		12,44

5 owners present and 6 represented, in all 11 apartments represented with a quote of 100,00/100.
That makes: $5,89 \times 100,00\% = 5,89\%$ of the total.

House/apt	Owner	Represented by	Quote
1601	Tor Eng	Torill Tresland	13,85
1602	Fagborbundet Bærum	Bjorn Jonhsen	9,79
1603	Anne Kate Espegren	Reidar Olsen	7,63
1611	Britt & Willy Hoff		11,83
1612	Jan Teksum		9,79
1614	Aassen		9,79
1622	Brith & Geir Tjugum		9,79

4 owners present and 3 represented, in all 7 apartments represented with a quote of 72,47/100.
That makes: $5,08 \times 72,47\% = 3,681\%$ of the total.

House/apt	Owner	Represented by	Quote
1702	Per Nausvik	Jacob Berger	12,53
1711	Egdabu AS	Jacob Berger	14,46
1712	Mette Holt	Torill Tresland	12,53
1721	A/S Bratenborg	Jacob Berger	11,44

0 owners present, 4 represented, in all 4 apartments represented with a quote of 50,96/100.
That makes: $5,54 \times 50,96\% = 2,823\%$ of the total.

House/apt	Owner	Represented by	Quote
1801	Elviria Service SL	Trygve M. Eikevik	13,86
1802	Huseiernes Landsforbund	Ms. Norbech	12,58
1811	Carlos Rodriguez Alemany		14,52
1812	Lisen & Christian Nørbech		12,58
1813	Kjellsberg Eiendom	Arild Enersen	12,36
1821	Torill Tresland		11,49

3 owners present and 3 represented, in all 6 apartments represented with a quote of 77,39/100.
That makes: $5,50 \times 77,39\% = 4,256\%$ of the total.