

**MINUTES OF THE ORDINARY GENERAL MEETING OF THE COMMUNITY OF OWNERS OF
PARQUES II DE SOTOGRANDE**

The Ordinary General Meeting of the Community of Owners of Parques II de Sotogrande was called by the President, at the Hotel Encinar de Sotogrande (formerly Hotel del Tennis), on August 7, 2025 at 13:00 hrs on second call with the following

AGENDA:

1. Approval of the Minutes of the previous Ordinary General Meeting.
2. President's Report.
3. Approval of the financial statements for the year 2024.
4. Approval of the budget for the year 2026. Billing of one cent per square metre of surface area.
5. To authorize the President to initiate legal action against defaulters. Liquidation of Debt.
6. To grant the President of Parques II, or the person designated, the representation of this Community of Owners before the Ordinary General Assembly of the EUC on August 7, 2025 to speak and exercise the right to vote on behalf of all its owners, except for those who do not confer their representation or personally attend the General Assembly, in accordance with the provisions of articles 9-C and 14.4.C of the statutes of the EUC.
7. Any Other Business.

The General Meeting was chaired by the Vice President of the Community of Owners of Parques II de Sotogrande, Ms. Jeanette Weston, who also served as Secretary. Participation in the General Meeting was 1.09%, as reflected in Annex I attached to these Minutes. This represented 13 properties out of the total of 1,022 properties that make up the Community of Owners of Parques II de Sotogrande. The complete list of properties is attached to these Minutes as Annex II.

The Vice President declared the Ordinary General Meeting of the Community of Owners of Parques II de Sotogrande validly constituted. She stated that she is presiding over this General Meeting of Parques II, replacing the President, Mr. Gerard O'Malley, who was unable to attend for personal reasons. She thanked those present for their participation and opened the agenda for the discussion.

1. Approval of the Minutes of the previous Ordinary General Meeting.

The Vice President pointed out that the Minutes of the Ordinary General Meeting dated August 8, 2024 had been sent in a timely manner, without any request having been received to date regarding its wording.

Said Minutes were submitted for approval, being approved unanimously.

2. President's Report. Management Report of the E.U.C. Parques de Sotogrande.

President's Report.

The Vice President, after announcing the agenda, began her remarks by expressing gratitude to the President, Mr. Gerard O'Malley; the members of the Board of Directors of the Community of Owners of Parques II; the President of the E.U.C. Parques de Sotogrande, Mr. Cristóbal Espín; the members of the E.U.C. Governing Board and the E.U.C. staff, led by the Manager, Mr. Sergio Sánchez, for their dedication and excellent work over the years, and particularly during the last fiscal year. She highlighted the importance of the Community of Owners of Parques II General Meeting as the forum for reaching formal agreements and for ensuring the proper representation of the Community at the General Assembly E.U.C. Parques de Sotogrande. She then reviewed the main projects carried out by the E.U.C. Parques de Sotogrande during the past fiscal year, including the landscaping of roundabouts, the enhancement of views over Almenara Lake, and the construction of a new pedestrian path, among others. She also announced the proposed budget for the E.U.C. Parques de Sotogrande for 2026, noting that the annual fee represents a 4% increase compared to 2025. Part of this increase will be allocated to improvements and new investments in security. Finally, she emphasized the importance of residents' collaboration in enhancing the quality of life within the development by respecting the general rules of coexistence particularly those concerning noise and traffic encouraging their voluntary compliance. She also reminded attendees of the community's collective responsibility to preserve both the environment and the historical heritage of the development.

Management Report.

E.U.C. Manager, Mr. Sergio Sánchez, thanked the Vice President for her remarks and extended his appreciation to the entire E.U.C. team for their work and continued support.

He began his presentation by outlining the structure and management model of the E.U.C., followed by a review of the activities carried out over the past year. He highlighted the main actions undertaken across different areas: security, infrastructure maintenance, gardening, and administration.

In particular, issues related to:

- **Security.** Security incidents decreased compared to the previous year, returning to levels consistent with earlier years. The surveillance service was strengthened with new equipment and the introduction of management software, which has significantly improved monitoring, review, and analysis capabilities.
- **Infrastructure Maintenance.** Key improvements included upgrades to the rainwater network and the installation of new lighting, including solar-powered luminaires in some areas, which both reduce electricity consumption and enhance safety. Road resurfacing was completed on Paseo del Parque, Avda. Paniagua, Santiago de Compostela, Bolívar, Ricardo Corazón de León, Alvarado, Doñana, Fatiga, Foro and the avenues of Los Cortijos and Almenara. In addition, road cleaning and repainting of horizontal signage were carried out. Enhancements to pedestrian pathways were reported, notably along Avda. McMicking and Avda. Almenara, the latter now offering views of the lake.
- **Gardening.** Landscaping efforts focused on improving roundabouts along service roads, restoring and replanting several areas of the urbanization, and carrying out routine maintenance such as manual and mechanical cutting, clearing of green spaces, and pruning. Streets receiving special attention included Santiago de Compostela, Alvarado, Alberche, Castaño, Esmeralda, and Avda. de los Cortijos and Almenara.

Washingtonia palm trees were pruned, and periodic pest-control treatments were conducted. Improvements also included repainting and maintenance of monoliths and infrastructure throughout the urbanization.

- **Rules of coexistence.** Mr. Sánchez emphasized the importance of voluntary coexistence rules, designed to improve community life. These include avoiding construction works on Saturdays and Sundays and during August, refraining from occupying shoulders with vehicles or machinery, and limiting the use of noisy gardening equipment. The preference for electric tools, used strictly within designated hours, was also reinforced. He reminded attendees of the obligation to comply with the San Roque Municipal Ordinances on Citizen Coexistence. Reported violations are formally submitted to the City Council. Concerns over speeding within the community were noted, with speed bumps and newly installed informational panels at eight locations proving effective in reducing incidents. In July 2023, the E.U.C. formally requested modifications to the Citizen Regulatory Ordinance. Following the City Council's public consultation in July 2024 on building and urban planning regulations, the E.U.C. submitted contributions in August 2024. These included all the aforementioned concerns, though no response has been received to date.
- **Drought and Water Recycling.** Reservoir levels in the Gibraltar area have doubled compared to the same period last year, indicating a stable situation. Plans remain in place for a new reservoir to increase regional water supply capacity, though completion is not expected until well into the next decade. Regarding irrigation, the administration continues to develop a project (expected by 2027) to transfer recycled water from La Línea de la Concepción's wastewater treatment plant to Sotogrande, for use in golf courses and private gardens.
- **Debtors.** As of December 31, 2024, outstanding debt stood at €1,216,648, reflecting a decrease of €34,005 compared to the previous year 2023. At the date of this meeting, current debt amounts to €1,264,412, which is €62,047 lower than the figure reported at the 2024 General Assembly.

The Assistant Manager, Mr. Daniel J. Trujillo, presented the 2024 financial statements of the E.U.C., including the audit report, profit and loss account, balance sheet, and budget settlement. He also presented the proposed 2025 budget for Parques de Sotogrande. Finally, he noted that a 4% increase will be proposed for the 2026 budget, subject to approval by the General Assembly.

3. Approval of the financial statements for the 2024 financial year.

The annual financial statements for the 2024 financial year of the Community of Owners of Parques II of Sotogrande were presented, and the following were submitted for approval:

- The financial statements for the 2024 financial year.
- The transfer of the positive result of the financial year in the amount of €11,153 to the accumulated reserve fund.

The two proposals were approved unanimously.

4. Approval of the budget for the 2026 financial year. Billing of one cent per square metre of surface area.

The budget for the 2026 financial year of the Community of Owners of Parques II of Sotogrande was presented to the General Meeting.

The following was submitted for approval:

- The budget for the year 2026 of the Community of Owners of Parques II of Sotogrande.
- To bill one cent of euro per square metre of surface area for the Community's assets. This quota will be paid in the same receipt as the quota of the E.U.C. Parques de Sotogrande and in the case of direct debits in the first quarter.
- The end of the voluntary period for the payment of quotas on February 15 of each year.

The proposals were approved unanimously.

5. To authorize the President to initiate legal action against debtors. Debt Settlement.

Once the default figures as of August 7, 2025 for an amount of €35,151 had been reviewed, as stated in Annex III of defaulting owners attached to these Minutes, it was unanimously approved to liquidate the debt and authorize the President to initiate legal action against the debtors, liquidating the debt.

6. To grant the President of Parques II, or the person designated, the representation of this Community of owners before the Ordinary General Assembly of the E.U.C. of August 7, 2025, to speak out and exercise the right to vote on behalf of all its owners, except for those who expressly express their desire not to grant their representation or personally attend the General Assembly, in accordance with the provisions of articles 9-c and 14.4.c of the statutes of the E.U.C.

It was clarified that in the event that the General Meeting granted representation, it would only be for the Ordinary General Assembly of the E.U.C. Parques de Sotogrande, which will be held on August 7 at 19:00 hrs., attending exclusively to the items on its agenda.

It was unanimously approved to grant the Vice President of the Community of Owners of Parques II de Sotogrande the representation of this Community of Owners at the Ordinary General Assembly of the E.U.C. of August 7, 2025, so that he may speak and exercise the right to vote on behalf of all its owners, except for those who expressly state their desire not to grant their representation or personally attend the General Assembly, in accordance with the provisions of articles 9-c and 14.4.c of the statutes of the E.U.C.

7. Any Other Business.

Mr. Rodrigo Fernández, property owner on Avda. de los Cortijos, acknowledged the significant improvements made in Sotogrande Alto in recent decades but noted that differences remain compared to Sotogrande Costa. He pointed out deficiencies in cleaning and maintenance of hard shoulders, particularly along the road from the Hotel SO Sotogrande roundabout to Avda. de los Cortijos at its intersection with Calle Fenómeno. He requested vegetation clearance in this area to open views of the Almenara Golf Course.

He also proposed several actions, improving the cleaning of manholes and replacing damaged ones, installing more waste bins, increasing lighting with new streetlights and reviewing the placement of some of the speed bumps.

Additionally, he reported that access from Avda. de los Cortijos to Calle Fortuna is obstructed by a hedge, which he requested be removed. He also noted that recently resurfaced roads have lowered the height of speed bumps, reducing their effectiveness, and asked that they be restored. Finally, he expressed dissatisfaction with the lack of collaboration from the San Roque City Council.

The E.U.C. Manager thanked Mr. Fernández for his remarks and acknowledged his appreciation of the improvements made. He explained that investments are distributed evenly across the development, except in urgent cases, citing as an example a sinkhole in Parques II that required nearly two years of investment to repair. Regarding hard shoulders in front of private properties, he clarified that their maintenance is the responsibility of each owner, which explains differences in appearance between areas. Concerning the hard shoulder along Avda. de los Cortijos beside the Almenara Golf Course, he confirmed that its upkeep is the responsibility of the course owner. Although previous meetings have been held on this matter, proposed improvements were not implemented. Nevertheless, the E.U.C. will revisit the proposal to open views onto the golf course. On manholes and other urban elements, he invited residents to report issues directly to the E.U.C. office. Replacement of damaged manholes is ongoing, with full completion expected by September, though progress has been slowed by difficulties in finding a construction company. The request for new waste bins will be fulfilled. Regarding speed bumps, he noted that installation followed road safety studies, and eight have been installed to date. Additional needs will be reviewed. Streetlight installation depends on spacing and light intensity, and further assessments will be made. The hedge obstructing the right-of-way will also be inspected. Finally, he reminded attendees that the height of speed bumps is legally regulated and cannot be raised beyond established limits.

Mr. Michael Ingham, property owner on Calle Fénix, commended the management for its work but raised concerns about graffiti on the noise barriers along the highway, which detracts from Sotogrande's appearance. While recognizing that these barriers are not the responsibility of Parques II or the E.U.C., he suggested that repainting them would improve the image of the area.

Mr. Michael Weston, property owner on Calle Galicia, added that the issue of stray golf balls on Avda. de los Cortijos is the responsibility of the golf course owner, who must ensure public safety both on and off the course. He also noted that this avenue, being one of the main roads in the development, is poorly lit, making it dangerous for pedestrians and cyclists. He reiterated the long-standing proposal to create a path from the International School to Sotogrande Beach, passing along Avda. de los Cortijos, to provide a safe pedestrian route. He also stressed the need to clear overgrown vegetation to improve visibility along the entire avenue.

The E.U.C. Manager thanked Mr. Ingham for his comments, indicating that he will take note of his proposal, subject to prior authorization from the State Highways Department, which is usually a lengthy process. In response to Mr. Weston, he stated that discussions with the golf course owner are necessary to address the safety and maintenance of Avda. de los Cortijos. A study will also be undertaken to evaluate improvements in lighting and vegetation density along this avenue.

There being no further questions, the Vice President thanks the residents for their presence at the General Meeting, for the contributions made and their messages of support, and closes the meeting at 14:30 hrs.

Signed and approved by:

D. Gerard O'Malley

President-Secretary of Parques II de Sotogrande