

Decision date / number : 08.07.2020 -

Subject : Extraordinary General Assembly Meeting

Agenda :

01. Election of the chairman and the secretary of the meeting
02. Count the represented people at the meeting
03. Election of the chairman and the members and the alternate members of the board
04. Election of the administrator
05. Approval of the specified common fee
06. Salary raise (Staff of the project)
07. Approval of the meeting minutes by the owners

The invitation to the Home Owners Assembly Meeting of **Panorama Garden A-B-C Residential complex**, located in **Antalya** Province, **Alanya** County, **Tosmur** District, **Hasan Çavuş** Street, **No.46** and registered at Land Registry on section 184, parcel 1, was prepared and served on home owners by registered post on 09.06.2020 according to the Act of Condominium Ownership No.634 and other regulatory laws and also put up on the announcement boards of the complex. The general meeting of home owners starts at **13:30** o'clock. Proceeded to the discussion of the agenda articles notified in the invitation to the meeting.

1. Proceeded to the first article of the agenda - election of the Chairman and the minute-taker of the meeting. **Faruk Özdemir** was elected as the Chairman of the extraordinary general meeting in Turkey; **Sevgi Öztürk** was elected as a minute-taker.
2. Proceeded to the next article of the agenda - Roll-call of home owners. The attendants to the meeting have been established according to the prepared attendance list. **42** home owners have joined the meeting in total, where **3** owners were present in person and **39** owners were represented by proxy, the quorum was there for reached.
3. Proceeded to the next article of the agenda - Election of the President, members and substitute members of the Board. It was decided with the majority of the votes that there should be 3 people in the board. Frank Nielsen, Heidi Jacobi, Ane Marie Bruun, Gjermund Terje Halvorsen, Jan Patrik Granat, Morten B. Simonsen, Aake Christer Andersson, Lars M.T. Joensson, Shelia Motaghi, Mehmet Bal, Micael Joensson, Arne Johansen and Narges Motaghi were proposed as the board members. In the result of the voting Frank Nielsen **32 acceptance 2 reject 1 abstain vote**, Heidi Jacobi **32 acceptance 2 reject 1 abstain vote**, Ane Marie Bruun **29 acceptance 4 reject 1 abstain vote**, Gjermund Terje Halvorsen **4 acceptance votes**, Jan Patrik Granat **acceptance votes**, Morten B. Simonsen **1 acceptance vote**, Aake Christer Andersson **7 acceptance votes**, Lars M.T. Joensson **acceptance votes**, Shelia Motaghi **7 acceptance votes**, Mehmet Bal **7 acceptance votes**, Arne Johansen **3 acceptance votes** ve Narges Motaghi **1 acceptance vote** had. **Frank Nielsen** was elected as the chairman of the board, **Heidi Jacobi and Ane Marie Bruun** were elected as the board members with the majority of the votes. The Board of the complex consisting of **Frank Nielsen, Heidi Jacobi and Ane Marie Bruun**, have been and are authorized to act on behalf of the General Assembly of Home Owners of **Panorama Garden A-B-C Residential complex**, thus, to take and to implement

decisions, which are to be followed by home owners and which the 'Manager' is vested with, according to the provisions of the Act of Condominium Ownership, to open and close accounts in banks, to make internal money transfers among the accounts, to make money transfers, to give orders to the bank regarding accounts, to withdraw cash, to deposit funds, to make all banking operations regarding the opened accounts, to obtain and to use passwords for internet banking, to make all banking operations via internet-banking in all current or future accounts acting in the capacity of 'the manager', to apply to Telekom for new telephone and internet lines or for cancellation of existing telephone and internet connections, to obtain information about the real estate, which belongs to home owners, in the Land Registry Directorate, to obtain ID details of home owners, to obtain address details of home owners, to make electricity and water subscriptions on behalf of the building and to make agreements and to terminate or to transfer such agreements and subscriptions to others, to represent, to handle and to conclude affairs and procedures acting as the Manager of **Panorama Garden A-B-C Residential complex** in Prefecture, Governor's Office, Police Department, Gendarmerie Headquarters, PTT, Municipalities, Tax Office, Tedaş, CK Akdeniz, ASAT, Telekom and TTNET, ADSL organizations, Land Registry, Directorate of Cadastre, Revenue Administrations, Social Security Institution, Employment Organization of Turkey, Regional Labour Directorate and other social establishments, notary public offices, courts and enforcement proceedings offices, with the right to hire a lawyer, to authorize a lawyer, and in all legal affairs and matters and all other official, public and private institutions, to employ staff, to dismiss staff if needed, to make relevant employment contracts, to terminate and to renew the employment contracts made, to make extensions/ additional constructions or other maintenance and repair works for the complex/building to resolve on an additional payment in case the budget is insufficient or when needed, and also to be authorized to file a lawsuit in order to prevent the occupation of common places, to be enabled to start a legal case demanding the judicial interference, to be authorized to intervene the occupation of common areas by unit owners and to file a relevant lawsuit, to file a reinstatement lawsuit, to hire a lawyer regarding all these issues, to grant power to file a lawsuit in order to prevent the interference due to construction and repairs, which do not comply with the architectural project, to apply to the Social Security Institution on behalf and account of the complex in order to be able to submit via internet monthly premiums and service certificates of the staff working on behalf of the complex, to submit via internet monthly premiums and service certificates to the SSI, to make relevant applications, to sign an e-declaration agreement, to receive envelopes with user code and user password from institutions, to send via internet monthly premiums and service certificates regarding insured employees of the workplace to the institutions, and to grant authority to conduct other proceedings in this regard, to object against penalties and premiums accrued by the SSI now and in future, to apply for reformation and to do all acts and procedures regarding these issues and also to appoint a bookkeeper on behalf of the complex/building, to discharge the bookkeeper if necessary, to have decision and operating books signed and closed at notary public offices, to have documents attested, to obtain records and copies, to receive compensations, which have been or will be confirmed in the name of the complex, from insurance companies and other official institutions and organizations, in sum, to represent and to bind in all affairs and works, which should be done by the home owners and the Board, and also to delegate all these mentioned authorities partly or as a whole to other real persons or legal entities titled as companies and to revoke the granted authorities (revocation), and also to appoint a real person or a legal entity as an external manager to the Board to use these authorities or to discharge a manager appointed. It is resolved unanimously that **Frank Nielsen, Heidi Jacobi** and **Ane Marie Bruun** shall use their authorities to represent and to bind each solely by way of affixing majority of the signatures

under the title of **Panorama Garden A-B-C Residential complex** Management. Aake Christer Andersson, Sheila Motaghi and Mehmet Bal were unanimously elected as the alternate members of the board. The full authority was given to the board to elect any board member from the alternate members.

4. Proceeded to the next article of the agenda - Election of a manager **J.O.Dreams Yat. Gay. Dan. İnş. Nak. Tur. İth. İhr. San. ve Tic. Ltd. Şti.** is elected as Manager. **J.O.Dreams Yat. Gay. Dan. İnş. Nak. Tur. İth. İhr. San ve Tic. Ltd. Şti.** has been and is authorized to act on behalf of the General Assembly of Home Owners of **Panorama Garden A-B-C Residential complex**, thus, to take and to implement decisions, which are to be followed by home owners and which the 'Manager' is vested with according to the provisions of the Law of Condominium Ownership, to open and close accounts in banks, to make internal money transfers among the accounts, to make money transfers, to give orders to the bank regarding accounts, to withdraw cash, to deposit funds, to make all banking operations regarding the opened accounts, to obtain and to use passwords for internet banking, to make all banking operations via internet-banking in all current or future accounts acting in the capacity of 'the manager', to apply to Telekom for new telephone and internet lines or for cancellation of existing telephone and internet connections, to obtain information about the real estate, which belongs to home owners, in the Land Registry Directorate, to obtain ID details of home owners, to obtain address details of home owners, to make electricity and water subscriptions on behalf of the building and to make agreements and to terminate or to transfer such agreements and subscriptions to others, to represent, to handle and to conclude affairs and procedures acting as the Manager of **Panorama Garden A-B-C Residential complex** in Prefecture, Governor's Office, Police Department, Gendarmerie Headquarters, PTT, Municipalities, Tax Office, Tedaş, CK Akdeniz, Asat, Telekom and TTNET, ADSL organizations, Land Registry, Directorate of Cadastre, Revenue Administrations, Social Security Institution, Employment Organization of Turkey, Regional Labour Directorate and other social establishments, notary public offices, courts and enforcement proceedings offices, with the right to hire a lawyer, to authorize a lawyer, and in all legal affairs and matters and all other official, public and private institutions, to employ staff, to dismiss staff if needed, to make relevant employment contracts, to terminate and to renew the employment contracts made, to make extensions/additional constructions or other maintenance and repair works for the complex/building to resolve on an additional payment in case the budget is insufficient or when needed, and also to be authorized to file a lawsuit in order to prevent the occupation of common places, to be enabled to start a legal case demanding the judicial interference, to be authorized to intervene the occupation of common areas by unit owners and to file a relevant lawsuit, to file a reinstatement lawsuit, to hire a lawyer regarding all these issues, to grant power to file a lawsuit in order to prevent the interference due to construction and repairs, which do not comply with the architectural project, to apply to the Social Security Institution on behalf and account of the complex in order to be able to submit via internet monthly premiums and service certificates of the staff working on behalf of the complex, to submit via internet monthly premiums and service certificates to the SSI, to make relevant applications, to sign an e-declaration agreement, to receive envelopes with user code and user password from institutions, to send via internet monthly premiums and service certificates regarding insured employees of the workplace to the institutions, and to grant authority to conduct other proceedings in this regard, to object against penalties and premiums accrued by the SSI now and in future, to apply for reformation and to do all acts and procedures regarding these issues and also to appoint a bookkeeper on behalf of the complex/building, to discharge the bookkeeper if necessary, to have decision and operating books signed and closed at notary public offices, to have documents attested, to obtain records and copies, to

receive compensations, which have been or will be confirmed in the name of the complex, from insurance companies and other official institutions and organizations, in sum, to represent and to bind in all affairs and works, which should be done by the home owners and the Board, and also to delegate all these mentioned authorities partly or as a whole to other real persons or legal entities titled as companies, and to revoke the granted authorities (revocation), and also to appoint a real person or a legal entity as an external manager to the Board to use these authorities or to discharge a manager appointed. It is resolved unanimously that **J.O.Dreams Yat. Gay. Dan. İnş. Nak. Tur. İth. İhr. San. ve Tic. Ltd. Şti.** shall use its authorities to represent and to bind solely by way of affixing its sole signature under the title of **Panorama Garden A-B-C Residential complex** Manager. It was unanimously resolved that the Manager **J.O.Dreams Yat. Gay. Dan. İnş. Nak. Tur. İth. İhr. San. ve Tic. Ltd. Şti.** remains in office till the next general meeting. Based on the election of the Manager, the Company has been and is authorized by a separate authorization decision taken in addition to the meeting.

5. Proceeded to the next article of the agenda - approval of the specified common fee. 3.600 TL was proposed as the annual maintenance fee. It was decided that Turkish owners pay the maintenance fee on monthly latest 5th days of the each months, and the other owners pay the annual maintenance amount every 3 months in advance for the period 01.05.2020 – 30.04.2021. It was unanimously resolved that maintenance fee payment period starts on **01.05.2020** and lasts for 12 months and maintenance fees be paid for three-months periods; therefore, **1.800 TL** for the first and second 3 months be paid till **20.08.2020** at latest due the extraordinary general assembly meeting was held on 1st-8th July 2020, **900 TL** for the third 3 months be paid till **05.11.2020** at latest, **900 TL** for the fourth 3 months be paid till **05.02.2021** at latest. It was decided all kind of debts belong to the past period before the date **01.07.2020** be paid latest 20.08.2020. It is resolved that a 5% monthly late fee be applied to overdue maintenance fees and extra payments, the mentioned late penalty be charged on the total outstanding amount of the maintenance fee. In addition, it is unanimously resolved that enforcement proceedings be started through a lawyer by proxy without any prior notice or warning in order to collect outstanding maintenance fees, extra payments or any other debt to the complex. Besides, the General Assembly reserves the right to withdraw, to annul, to declare bankrupt and to cancel all cases in respect of existing or future enforcement proceedings. It is unanimously resolved that no other body except for the General Assembly be entitled to cancel or withdraw legal claims. It is resolved unanimously that expenses specified in the budget estimate be paid in equal shares without considering the land share.
6. Proceeded to the next article of the agenda - salary raise (staff of the project). The chairman of the meeting Faruk Özdemir stated that the salary increase rate given by the government can be made in the salary increase for the employees.
7. Proceeded to the next article of the agenda - approval of the minutes of the meeting by home owners. The meeting has been held in Turkish and English and the minutes have been approved. The meeting ends at **15:15**.

Chairman of the Meeting

Faruk Özdemir

Minute-Taker

Sevgi Öztürk