

Annual General Meeting 2025

Minutes from the ordinary Annual General Meeting held at the municipality hall, Manilva, Saturday 19th of April 2025 between 11.00– 14.30 hrs.

1. Opening of the meeting and election of chairman of the meeting

President of the Association, Mr Per-Johan Diedrichs, opened the meeting and welcomed everybody.

Decision: Per-Johan Diedrichs was elected chairman of the meeting.

2. Agreement to the Agenda

Elisabeth Wahlström described some errors that had crept into the summons.

1. In the English summons, item 10 has been given the wrong title. The correct heading should be – discharge from liability for the board.
2. Under Chapter 11, motions. The last sentence of the first paragraph should be deleted, it should instead read – to make a change in the statutes at an annual meeting, the meeting must make a unanimous decision and the decision will take effect after 30 days if no appeals have been received.
3. Chapter 15 – Clarification
Licenses - at the meeting 60% need to vote for a Yes, otherwise It is a No. By default, it is no if no vote takes place.

Decision: The agenda was accepted with the changes described above.

3. Election of secretary of the meeting as well as two officials to check the minutes and to count the votes.

Decision: Elisabeth Wahlström was elected secretary of the meeting and Klaus Heinsvig and Maria Berglund to check the minutes and count the votes.

4. Roll call and establishment of electoral register. Members in debt to the Association by the time of the meeting are not eligible to vote.

The electoral register showed 55 members present of which 21 present through power of attorney.

Decision: The meeting approved the electoral register comprising 55 members eligible to vote. The electoral register is attached to the original minutes.

5. Notification of the Meeting.

Petter Johansson asked if Spanish owners receive summons in Spanish. Our administrator Victor Lopez answered yes to this question.

Decision: The meeting was declared correctly notified.

6. Mandate of the Meeting

Decision: The meeting declared that it was competent to make decisions.

7. Annual Report, Profit and Loss Account and Balance Sheet

The annual report was approved and added to the documents.

8. Auditors' report

The Auditors' report for 2024 was read by Rolf Eliason. The report is attached to the original minutes.

9. Approval of the Profit and Loss Account and the Balance Sheet

Petter Johansson asked what is meant by fees for tax returns in the income statement. Marica explained that we hire an external company to calculate and pay our employees' salaries, taxes and social security contributions and that it is the fee to this company that is intended.

Decision: The meeting approved the Profit and Loss Account and the Balance Sheet for 2024.

10. Freedom from Responsibility

Decision: The meeting granted the Board freedom from responsibility for the year 2024.

11. Motions from Members

13 motions have been submitted to the Annual General Meeting.
4 from house 93 and 98, Petter Johansson and Maria Berglund.
3 from Klaus and Mia Heinsvig, casa 81
5 from Reine Almgren and Anna Lundqvist, house 32
1 from Robert Attlevik, house 35

Per-Johan announced that the matter has been delegated to Jan Berset.

Jan Berset explained that all motions had been received by the Board 2 weeks before the invitation to the annual meeting was to be sent out. As the time for the board to process the motions was very limited and most of the motions were long and contained more than 1 point while several of the motions dealt with the same issues, the board has gone through all the motions but instead of dealing with each motion separately has chosen to present the board's proposal for how the board intends to work with the individual issues and that they are presented in the order that the board has chosen to prioritize the various issues. The Board agreed that it is not possible to consider the motions separately. The important thing is that the board communicates how they will act in relation to the motions.

All motions have been sent out to the members together with the invitation to the annual meeting.

Petter Johansson expresses that the only way for members to express themselves is through motions. Petter further believes that each motion must be dealt with separately according to Spanish law and that we need to vote on each motion according to Spanish law.

Victor states that Petter has a point in that everyone that has sent a motion has the right to a decision, but that it is the association's president who ultimately decides.

Petter further states that he is not satisfied with the board's proposal and wants the meeting to vote on each motion separately.

Jan believes that the board has gone through all motions and that all motions are dealt with in the board's proposal. All motions have been answered, the important thing for the board is to solve what is presented as problems in the motions.

Victor believes that when opinions differ, the meeting must agree on how the motions should be treated.

One proposal is that the meeting votes on whether we should handle the motions according to the board's proposal or whether each motion should be dealt with individually.

It is the general meeting that decides how the motions are to be processed.

Petter questions whether it is legal. Vicor explains that you can do that and that it is a decision that the meeting can make, while at the same time pointing out that it is ultimately the chairman who decides.

House 81, Klaus Heinsvig believes that it is about the information that has not been sufficient for several years. He believes that the information on the website is poor. He wants the website to be supplemented with board minutes, rules of conduct, etc

The answer from the board is that we will improve the information on the website, but that it is a matter of finding someone with the skills to update the website.

Klaus does not believe that he has received an answer to his motion.

House 32, Anna Lundqvist Wonder why the board hasn't merged the motions that are similar?

Jan replies that all motions have been dealt with, but not separately.

House 82, Eve Stern wonders if it is formalities we are discussing, if we lose anything by voting according to the board's proposal compared to voting on each individual motion. We can vote for the topics that the board has listed.

House 32, Anna Lundqvist believes that we should go through all the motions at the meeting and then merge those that deal with the same things.

Jan believes that it is not possible in terms of time to go through all the motions. The board has a mandate to present proposals as the board has done.

10 minute break for individual discussions

During the break, Anki Knutsson, house 59, has announced that she is happy to take on the task of taking care of the association's website. Anki is thanked by the meeting with a warm applause.

Jan says that the discussions during the break have led to us voting on each board item (heading).

House 93, Petter Johansson entered a reservation against the decision.

Main pipe for sewage

Decision: The AGM decides to accept the Board of Directors' proposal.

Houses 98,93,32 entered reservations against the decision

More info & transparency

Decision: The AGM decides to accept the Board of Directors' proposal.
Building 81 entered a reservation against the decision

Election committee

Decision: The AGM decides to accept the Board of Directors' proposal.
Buildings 32 and 98 entered reservations against the decision

Pool

Decision: The AGM decides to accept the Board of Directors' proposal.
Buildings 93 and 32 entered reservations against the decision

Crisis preparedness plan

Decision: The AGM decides to accept the Board of Directors' proposal.

Increase in membership fees

Decision: AGM decides to accept the Board of Directors' proposal.

The boards proposal and order of priority

Decision: The AGM decides to accept the Board of Directors' proposal.
House 93, 98, 81 and 32 enter reservations against the decision

12. Proposed Plan of Operations for 2025

House 81, Klaus Heinsvig, would like to see more information and openness included in the action plan.

Decision: To approve and implement the proposed plan of operations for 2025.

13. Proposed budget and annual membership fee for 2024

Decision: -The AGM approved the budget and that the fee for the year 2025 shall be 1400 €/year.

14. Proposed long term development goals

House 32, Reine Almgren – wonders if the goals are measurable.

Decision: The AGM instructed the Board of Directors to implement the present plan for 2025.

15. Proposals and announcements from the Board

Victor explained that there are new rules from April 1 regarding tourist licenses. He also explained that in order to rent out to family, friends and acquaintances, no license is needed. Licenses are for those who advertise their properties on different platforms. Furthermore, it is the case that associations automatically now have a no for licenses and that we must actively choose whether we want licenses. He further explains various problems that can arise when renting a license and what conditions the association can impose on those who are granted a license. He emphasizes that he does not advocate one or the other. We can always change a decision in the future. The properties that have been granted a license cannot be stripped of their licenses.

House 27, Sten Ramberg believes that if you want to rent out legally, even privately, you need a license. If you want to post on FB to your

friends that you are renting out, it can be counted as advertising and then considered illegal.

House 58, Lee Toulson has read that licenses must be renewed every 5 years.

House 27, Sten Ramberg does not want to rent out in any "grey zone" but wants a license so as not to have problems with authorities.

Decision: The AGM decides to vote against licenses with 98%

16. Election of members and deputy members to the Board, Auditor and deputy Auditors as well as members to the Election Committee

Decision: The meeting elected in accordance with the election committee's proposals;

Jan Berset, new election as Chairman 2 years
Rob Potter, re-election as a member for 2 years
Mats Karlsson, by-election as member 1 year

Lee Toulson, new election as deputy member 2 years
Helen Johansson, re-election as deputy member 2 years
Annika Ackerud, by-election as deputy member for 1 year

Christian Kleen , new election as auditor 2 years
Eva Svensson, re-election as deputy auditor 2 years

The outgoing Election Committee encouraged those who want to get involved in the work of the Board to contact the Nomination Committee.

Ulf Penteus and Eve Stern were elected to the new Election Committee.

Elected officials for 2025 are:

Chairman Jan Berset until 2027
Treasurer Marica Brandin 2026
Board member Elisabeth Wahlström 2026
Board member Mats Karlsson 2026
Board member Rob Potter 2027

Deputy member Elisabeth Vehmanen 2026
Deputy member Lee Toulson 2027
Deputy member Helen Johansson 2027
Deputy member Annika Ackerud 2026
Deputy member Elisabeth Norén 2026

Auditor Rolf Eliasson 2026
Auditor Christian Kleen 2027
Rev. deputy member Eva Svensson 2027
Rev. deputy Monica Nyström 2026

17. **Members in debt to the Association**

Victor reported on the houses that have debts to the association;

House no. 2 - The lawyers who handle the inheritance have contacted Victor and he has understood that the issue of debt will be dealt with in the distribution of the inheritance. If this does not happen, the person who inherits the property will have to pay the debt.

House no 10 is in the process of debt collection

House no 15 is in an ongoing process of debt collection, We have received 3,570 euros from the court in 2024 regarding the debt for house 15

Houses 31 and 60 are mortgaged and we are waiting for the bank to take the houses

House 94 is sold, we have requested the debt from the new owner and if they do not pay we will start a process.

House 61 has no bank debt and the court is in the process of selling the house at a public auction and we will then get the debt paid if the sale price covers the debt.

House 72 has previously paid its fee and the amount that has been found has consisted of unpaid interest. However, they have not paid the membership fee for a year.

House 93 wonders why we haven't put an embargo on houses 60 and 61.

Victor explains that house 60 has bank loans that have priority and that it is therefore not worthwhile for us to pay for an embargo. House 61 he will investigate with our lawyer why it does not have an embargo.

Decision: The meeting confirmed the debtors and amounts as follows;

Casa 2;	8 741	Casa 5;	406	Casa 10;	6 382
Casa 15;	82 129	Casa 31;	65 002	Casa 56;	700
Casa 60;	139 117	Casa 61;	226 147	Casa 65;	700
Casa 72;	15 897	Casa 94;	36 222		

The meeting directed the Board to collect the outstanding debts.

18. **Any other Business - Award ceremony for the winner of the Monte Vñas golf masters**

House 88, Christian Kleen wants to make the association aware that it may be time to look over the area's electricity. He has some problems in his house and thinks it is because the capacity into the area is too poor. There is a big difference between the consumption of properties now and 40 years ago. The board takes the issue to heart and at the same time asks other members who experience the same or similar problems to report this.

House 34, Robert Attlevik believes that we need to do a review of our 2 employees as their work ethic is weakening. He wonders if it's not time to replace them. Victor explains that we are working on the problem. That they have to check in and out of work in an app that also has control over where they are when checking in and out. Every week they are required to submit reports and photos of the week's completed tasks as well as a

plan for the next week's tasks. Abel will take care of the gardening and Juan will be responsible for maintenance and repairs in the area. Rob Potter believes that throughout the years there have always been complaints about the employees we had, regardless of whether we had our own employees or companies, and changing employees would probably not solve the problems

House 88, Christian Kleen believes that Juan also does things that other employees might not do, such as throwing out snakes and occupiers. He feels responsible for the area.

The board also points out the importance of not disturbing the employees with private work tasks before 4 p.m.

House 32, Anna Lundqvist wonders if Juan is on standby and if he gets paid extra for it. Victor replies that he is on standby but that he takes overtime off for doctor's appointments and the like. Furthermore, Anna Lundqvist wonders what Juan's area of responsibility is and when you can contact him. Victor explains that his responsibility only concerns our jointly owned parts and that everything inside the property's property boundary is the property owner's responsibility.

House 67, Ann-Christin Åkesson announces that a manhole cover in their garden needs to be replaced. Victor replies that it is Juan's job and that if you have similar questions, you can always contact Victor when he is in the casita, which he normally should be every Thursday at 11 am.

House 32, Reine Almgren wonders what kind of fire protection we have, fire breaks, etc. Victor replies that every year we clear the fire street outside of house 1 and down. We also have fire extinguishers in the area.

House 93, Petter Johansson, informs that there are forms to submit if you want to know who owns the sewer that runs through Monte Viñas. Victor informs us that we know that it is Town Hall that owns the sewer line, but that we have difficulty getting them to take their responsibility.

Due to the discussions that have taken place on FB regarding the association's statutes, Victor explains that it is voluntary to register the association's statutes. The only statutes registered for our association are from 1981 and deal with the construction of the urbanization. In 1984, new statutes were adopted that focused on maintenance. The statutes in force today date from 1986 and have been modified over the years, most recently in 2015.

Rob Potter informed us that in previous summers we have had problems with pool visitors coming in from outside the urbanization. Last year, they were very aggressive both verbally and physically towards Juan, who had to call the police.

To avoid unauthorized pool visitors, the board has plans to lock the pool and only make the pool accessible via a locking system with so-called tags.

House 32, opposes that they have not received this information earlier. Rob informs that this is something that the board has discussed last

week as Juan is worried that similar events will occur this summer as well.

House 36, Annika Ackerud wonders why the plot of house 31 is used as a garbage dump. Rob informs us that this is where the chemicals for the pool are stored, but that we will find a new solution for storing these.

This year's first prize in Monte Viña's master's is awarded to Klas Patrikson.

Jan thanks Per-Johan for the many years he has been our chairman and when Per-Johan travels home a few hours after the annual meeting, the board has decided to send flowers home to Per-Johan in Sweden instead.

Per-Johan thanks the board.

Jan thanks for the confidence to be elected as the association's new chairman.

19. Next Annual General Meeting

The next annual meeting will take place on April 4, 2026 at the same place as this year.

Per-Johan thanked the board and all participating members and declared the meeting closed.

Recorded by:

Approved by:

Elisabeth Wahlström
Secretary

Per-Johan Diedrichs
President

Checked by:

Klaus Heinsvig

Maria Berglund

Annexes:
Auditors' Report