

**ROYAL EXCLUSIVE APARTMENT  
ORDINARY PROPERTY OWNERS GENERAL ASSEMBLY MEETING MINUTES DATED 21.02.2025**

The invitations to the ordinary general meeting of the owners' association of Royal Exclusive Apartment, which is located in Alanya-Saray mahallesi, Mehmet Akif Ersoy Caddesi on block 767 building lot 5 by registered post are prepared in accordance with KMK Law Article 634 and other regulatory legislation. The invitations have been sent out by registered mail and attached agenda on **03.02.2025**. In the invitation, the owners have been informed that the ordinary meeting will be held on 07.02.2025 in the complex basement and if the majority cannot be reached, a second meeting will be held on 21.02.2025 at **12.00** in the same place. After everything is reviewed and approved, it was decided to open the meeting.

**Article 1:** Out of 45 independent property owners according to the property owner's list 19 independent property-owners in person and 14 independent property owners by power of attorney in total 33 joined the meeting.

**Article 2:** Election of the conductor and member of the council has been started. For the conductor Ruslan Golubstov for the secretary membership Leyla Yıldız have been voted and as a result of the voting with all the votes Ruslan Golubstov has been chosen as the conductor and Leyla Yıldız has been chosen as the secretary member to the council. It has been voted to give the governing board the right to sign the minute and this has been given with all votes.

**Article 3-4:** The discussion on financial reports has been started.

The current management has not provided the owners with any valid, reliable, or acceptable documents regarding the income and expenses for the years 2022, 2023, and 2024. Therefore, the manager, Eda Kara, has not been approved.

**Article 5:** The election of the new board has been started.

Ruslan Golubstov (Apt.40-43), Natalia Mikhailova (Apt.26), Olexander Smirnov (Apt.9-12-41-42), and Leyla Yıldız (Apt.1-6-14) have been nominated.

As a result of the voting:

- Ruslan Golubstov (Apt.40-43) = President
- Natalia Mikhailova (Apt.26) = Vice President
- Olexander Smirnov (Apt.9-12-41-42) = Vice President
- Leyla Yıldız (Apt.1-6-14) = Treasurer

**They have formed the board members in their duties. It has also been voted and accepted with the all votes to authorize the board to hand over all or some part of its powers to a third person or to a company. Additionally, the owners who wish to contact the board members can reach them at the email address [RoyalExclusive02@gmail.com](mailto:RoyalExclusive02@gmail.com).**

**Article 6:** The election of the auditor has been started

Aleksander Ezersky (Apt.25), has been nominated. Aleksander Ezersky (Apt.25) **has been elected as auditor.**

**Article 7:** The discussion of 2025 estimated budget has been started.

**ROYAL EXCLUSIVE APARTMENT-ESTIMATED BUDGET  
01.03.2025-28.02.2026 TERM**

Employee expenses (1 person)	7.900.- EURO
S.S.K expenses	2.500.- EURO
Accounting expenses:	630.- EURO
Common area electricity expenses	3.250.- EURO
Common area water expenses	2.400.- EURO
Common area internet expenses	250.- EURO
Pool maintenance and chemical expenses	2.500.- EURO
Common area and equipment maintenance expenses	2.900.- EURO
Elevator maintenance and expenses	1.050.- EURO
Hydrofor maintenance and expenses	750.- EURO
Generator maintenance and fuel expenses	750.- EURO
PTT, Notary, Stationery expenses	550.- EURO
Desinsection	150.- EURO
Garden maintenance expenses:	330.- EURO
Fire safety	350.- EURO
Consultancy expenses:	6.480.- EURO

**TOTAL: 33.240.- EURO**

## **INCOME**

### **COMMUNAL FEES**

1+1 Apartment: 60.- EURO X 38 Apartments X 12 Months = 27.360.- EURO

2+1 Apartment: 70.- EURO X 7 Apartments X 12 Months = 5.880.- EURO

TOTAL: 33.240.- EURO

If the income will exceed the amount above this will be added to the building fund account. If the expenses will exceed the budget or unexpected increases in the prices will occur, additional money from the owners will be demanded. Additionally, movement between the sections can be made.

**The voting has been started. The budget and communal fee amount, as mentioned above, has been accepted with all votes. The communal fees that need to be paid must be settled by the last day of the relevant month. It has been accepted with the all votes that a monthly late fee of 5% will be applied to communal fees not paid on time, and legal action will be initiated by the members' decision.**

#### **Article 8: Discussions regarding the employee and the employee's apartment has been started.**

As a result of the discussions, it has been decided by the all votes that the board members would hire an employee to work for the complex. Additionally, it was decided that the keys to the employee apartment, located in the common area of the complex, would be transferred from the previous management to the new management. It has been accepted with all votes that the board members would decide who would pay for the electricity and water expenses of the employee who would work for the complex in the future.

#### **Article 9:** The election of consultancy company has been started.

The authorization to right to the board for the selection of the consultancy company has been approved by all votes. It has been also voted and accepted with all votes to authorize board members sign the contract with consultancy company.

#### **Article 10:** Authorization.

As a result of the voting, the management was given the authority to with the all of votes. From now on its decided to authorize Muhammet Gülten to do the followings:

To represent Royal Exclusive Apartment board in the bank, to open a bank account, put money and draw out money from this new opened or already existing bank accounts, to have a code for internet banking and use all its aspects and close the accounts, to transfer money from one account to another, to pay all the bills with money transaction from these bank accounts and to give automatic payment orders, to register telephone lines and ADSL internet connections and to close these connections when it's necessary, to make name change and tariff change in Türk Telekom offices, other internet providers and operator companies, to make new electricity subscriptions, to make name changes on the electricity subscriptions, to cancel the electricity subscriptions, and to do all official jobs related with CLK Akdeniz electricity and other establishments, to make new water subscriptions, to make name changes on the water subscriptions, to cancel the water subscriptions and to do all official jobs related with ASAT water establishments, to get the official owners lists from the Tapu registers and cadaster offices for the property at Saray mahallesi on island 767 and parcel 5 Send notifications through notary on behalf of the board/ chairman when required. To get a tax number from the tax office, to start, follow up and finish jobs at SGK and regional labour offices and to authorize third person to follow up these works, to authorize an accountant on behalf of the board/chairman to prepare electronic reports and SGK transactions of the employee(s). For legal issues to appoint or hire a lawyer, to authorize the lawyer. To follow up jobs and finish them at the related units in Antalya and Alanya municipalities. To make the repair/ maintenance of the building/ complex and to make the payments related with these jobs. To hire caretaker and to represent and sign papers on behalf of the building/ complex board/chairman at all official or non-official institutions of offices.

#### **Article 11:** As no one else engaged, the conductor has closed the meeting 15:00.

**Conductor**

RUSLAN GOLUBSTOV

**Secretary**

LEYLA YILDIZ