

ROYAL EXCLUSIVE APARTMENTS
Minutes of the Ordinary General Assembly of Apartment Owners
dated 16.01.2026

The ordinary general assembly of the apartment owners of Royal Exclusive Apartments, located at Mehmet Akif Ersoy Street, Kızılarpınarı District, Alanya (Block 767, Parcel 5), was convened in accordance with the Condominium Law No. 634 (K.M.K.), other relevant legislation, and the Apartment Management Plan.

The agenda of the meeting was sent to the apartment owners by registered mail on 29.12.2025. It was announced that the first meeting would be held on 09.01.2026 at 11:00 a.m. in the apartment meeting hall, and in the event that a quorum was not achieved, the second meeting would be held on 16.01.2026 at the same time and place. Upon confirmation that all legal procedures required for holding the general assembly had been completed, the discussion of the agenda items commenced.

Item 1: As the required quorum was not achieved at the first meeting, the meeting was held as the second meeting, for which no quorum is required. According to the attendance list, out of 45 independent unit owners, 12 owners attended in person and 2 owners were represented by proxy, totaling 14 apartment owners.

Item 2: Election of the meeting presidium was conducted.

Upon proposal, Muhammet Gülten was nominated as Chairman of the Presidium, and Elvira Bekdik was nominated as Secretary and Translator. The nominations were submitted to a vote and unanimously approved. It was also unanimously approved that the presidium be granted the authority to sign the minutes of the meeting.

Items 3–4: Review of financial reports.

Apartment owners were given time to review the activity report for the relevant period and the financial accounts.

Ruslan Golubtsov (Apt. 40–43) stated that the consulting company Panorama regularly submits monthly financial reports to the Board of Directors. These reports and accounts were reviewed and no issues were identified.

Following the vote, the activity report and financial statements for the period were unanimously approved and discharged.

Item 5: Discussion of planned repairs and improvements for the next period at Royal Exclusive. Ruslan Golubtsov stated that several works are planned for the upcoming period, including painting the walls and installing an internet router near the outdoor swimming pool. It was also stated that the construction company refused to repair a crack that occurred on the exterior wall of the building; therefore, this repair may need to be carried out using the complex's own resources. Additionally, it was noted that there are leaks in certain areas of the roof which may also require repair. Additionally, it was stated that the installation of a timer system on the air conditioners is planned in order to ensure energy efficiency.

It was stated that after covering routine operating expenses, if an additional budget remains, these works will be carried out within the scope of that budget where possible.

Item 6: Discussion of the budget for the next period.

ROYAL EXCLUSIVE APARTMENTS
Projected Operating Budget for 2026

EXPENSES

Service expenses	€18,300
Common area electricity expenses	€4,500
Common area water expenses	€2,000
Swimming pool maintenance and chemicals ...	€1,800
Common area and property maintenance	€1,840
Telephone and internet	€600
Elevator expenses	€700
Generator and hydrophore maintenance	€500
Fuel expenses	€500
Post (PTT), notary, stationery	€670
Garden maintenance	€750
Consulting services	€6,480
TOTAL EXPENSES:	€38,640

INCOME

Monthly maintenance fees (aidat):

Apartment 1+1: €70 × 38 apartments × 12 months = €31,920

Apartment 2+1: €80 × 7 apartments × 12 months = €6,720

TOTAL INCOME: €38,640

In the event that income exceeds the budget, the surplus shall be added to the site reserve fund. If expenses exceed the budget or if there are unforeseen price increases, additional payments may be requested from the apartment owners. Transfers between budget items may also be made. A vote was held, and the budget and maintenance fees as stated above were unanimously approved. Monthly maintenance fees must be paid no later than the last day of the relevant month. In the event of late payment, a delay penalty of 5% per month shall be applied to the outstanding amount, and legal proceedings may be initiated by decision of the Board. This proposal was submitted to a vote and unanimously approved.

Item 7: Election of the new Board of Directors.

The following candidates were nominated:

Ruslan Golubtsov (Apt. 40–43),

Natalia Mikhailova (Apt. 26),

Alexander Smirnov (Apt. 9–12–41–42).

A vote was held, and as a result, the Board of Directors was formed as follows:

Ruslan Golubtsov (Apt. 40–43) — Chairman

Natalia Mikhailova (Apt. 26) — Vice Chairman

Alexander Smirnov (Apt. 9–12–41–42) — Vice Chairman

Additionally, granting the Board of Directors the authority to delegate part or all of its powers to natural or legal persons was submitted to a vote and unanimously approved. Alexander Ezersky (Apt. 25) and Leyla Yıldız (Apt. 1–6–14) were nominated as auditors and were unanimously elected.

Item 8: Selection of the consulting company.

The continuation of cooperation with the current consulting and service company was submitted to a vote. As a result of the vote, it was unanimously decided that Panorama Homes would continue its duties as the consulting and service company for the new term.

Item 9: Authorization.

It was unanimously decided to authorize Muhammet Gülten, on behalf of the management of Royal Exclusive Apartments, to represent and bind the management, including but not limited to the following authorities: To open bank accounts, deposit and withdraw funds, make transfers (havale/EFT/virman), conduct transactions by instruction, give automatic payment instructions, use all internet banking authorities related to the accounts, and close accounts; to obtain, modify, and cancel telephone and ADSL subscriptions with Türk Telekom and other internet service providers and operators; to obtain, modify, and cancel electricity subscriptions with CLK Akdeniz and other electricity companies; to obtain, modify, and cancel water subscriptions with ASAT water authorities; to obtain the list of apartment owners, title deed records, and management plan from the Land Registry and Cadastre Offices for Kızılarpınarı District, Block 767, Parcel 5; to issue notary warnings on behalf of the management; to obtain a tax number from the tax office; to follow up and conclude procedures with the Social Security Institution (SGK) and regional labor offices; to authorize other persons for the preparation of electronic declarations for insured employees and to follow up SGK procedures; to appoint lawyers for legal matters and grant powers of attorney; to follow up and conclude procedures at the Antalya Metropolitan Municipality and Alanya Municipality; to arrange apartment-related works and make payments for such works; to represent the management of Royal Exclusive Apartments before all official and private institutions and organizations; and to hire site personnel.

Item 10: Requests and suggestions.

Bilouseev (Apt. 22) requested that, in addition to registered mail, meeting invitations also be sent to apartment owners via email. The request was approved.

Vladimir Mustafa Ogly (Apt. 31–32) requested that apartment owners wishing to pay maintenance fees in Turkish Lira be allowed to do so based on the daily Euro selling rate of the Central Bank of Turkey. This request was submitted to a vote and unanimously approved. It was also once again reminded that all apartment owners must comply with the site usage rules posted on the notice board.

Item 11: Closing of the meeting.

As there were no other speakers, the meeting was closed by the Chairman of the Presidium at 12:10.

THE SIGNATURE LIST FOR THE RESOLUTIONS IS ATTACHED.

Chairman of the Presidium
MUHAMMET GÜLTEN

Secretary – Sworn Translator
ELVİRA BEKDİK