

I will try to answer everyone.

- John & Kath, you should appeal when exists a specific resolution. If you have paid, it makes little sense an appeal. **Unless you ask for your money back due to the (probable, in light of their past history) non-payment of MF and the mayor's refusal to execute the 6M-euros guarantee?** You say "I want to make the Mayor very aware that" we "are very dissatisfied with the way I've done things and perhaps his way is not the best way". I think you know the Mayor at the last meeting and you must have a personal opinion about him. I only know that the opposition of all the English community was very clear.

This could be expressed via the CE Owners Group, I would think. I'm afraid so. You need to have something to appeal-resolution or act-. The refusal of the mayor to the motion by the opposition can not be appealed.

- John & Kath and Yes We Can, are convinced of forming a Residents Association, (although I think it's better a Neighbourhood or Owner Association, I do not know if the same thing to you what you want to refer). I'm glad that both you may have as clear ideas.

I think they refer to Arthur's CE Owners Group. Ok.

- Jon-Bxl, the "Residents Association" or as I said, "neighbours" or "owners" can never replace the EUC, or its Board. The EUC must necessarily exist. However the EUC can exist together with an association Neighbourhood Association (or Residents Association), which is voluntary.

Why or how, then, did Isla Canela get rid of theirs?. I´m sorry, but I unknown how it the Isla Canela association. Really, I almost know Isla Canela.

- Jon-Bxl, I agree that the month of July is near. Unfortunately the Town Hall, in particular the Mayor, is the only one can convert into cash the bank guarantee. Much of the political opposition to the Mayor requested the execution of the guarantee. As you know, the Mayor refused. I do not know his reasons, I just know this decision is against to the EUC.

Can the Junta de Andalucia request this from the mayor?. No, the political opposition may ask the Mayor to make a proposal. However, if that's denied the opposition is only to ask again at the next plenary.

Jon-Bxl, the Board´s members only can expel if the majority EUC´s members vote a favour. You think that MF has a 20% votes. We need a 25% of the total shares in order to apply to the president of the board to call extraordinary meeting.

According to the minutes of the AGM December 2008 (Acta Constitutiva) MF have "24,2101 de las cuotas de participación". Thanks for the correction. Even worse...

- MikeJ, thanks for clarifying my position. Indeed, it is registered EUC. (MikeJ, you win). As I tried to explain, in the Registry is listed as President and Secretary, different persons that who it sits on the Board.

Who is Pérez Pérez?. I don´t know. I think that he is a Town Hall´s official.

The December 2008 Meeting was called "Constituent Meeting" because it must constituted the EUC. However, this was already officially constituted, and even, was registered. Legally the EUC should be created in a Meeting which the members appoint a President and a Secretary. For unknown reasons, the Mayor appointed a President and Secretary who was registered in the Registro de Entidades Colaboradoras.

iQué Carramba! How does this effect quorum?. En todos los acuerdos se necesita el mismo quorum: la mayoría de las cuotas de participación. Evidentemente, en este caso no existe quórum porque el Alcalde los nombró sin someterlo a votación. All the agreements need the same quorum: most of the participation shares. Obviously, in

this case there is no quorum because the Mayor name without a vote. There was not Meeting!!.

- MikeJ, you said –as first way-: “Challenge in the courts the legality of the original set-up of the EUC (go for it SL!) on the basis that MF had not substantively completed the works and therefore the Town Hall acted illegally in allowing the EUC to be set up.”. The Town Hall may permit constituted the EUC, although MF has not completed the work. That is legal. However, what it was done, how it was done, I think it is entirely legal. **Do you mean illegal?. Sorry: I change the sentence. “I think it is NOT entirely illegal”. Of course, it is my opinion.** Personally no one told me that it had adopted a Statutes. **Has this topic been raised at the AGM?. I think not. There is an issue that affects the EUC. It is prior to it.** Although it is legal to constitute a EUC before receiving, it is illegal to operate it without the Town Hall has over the project. **Sorry S-L, please clarify these last two points?. The Law allows to constituted a EUC, even if the works have not been received by the Town Hall. However, the EUC can not work until the works have been reception. I know it's a bit stupid, but true. You create the EUC but it is not work (it is sleeping) until no receptions works.** You can not keep what is not received by the Town Hall. **Please, to whom do you refer “You”?**
- In your second way, MikeJ said: “One factor which could swing things our way is if MF are disbarred through non-payment then the quorum may not be reached and new elections might have to be called”. Although MF not paid, they may be on the Board. It is completely legal.
- CAROL TAFF said “Do the official Spanish Horizontal Property statutes also specify this? I feel that the EUC would be better served if the mayor was only given observer status on the EUC Board and a new President elected, who owns and permanently lives at CE, and is fluent in both Spanish and English. (Is that too much to ask?)”. Spanish Horizontal Property Law is use is not used for the EUC. You say too, “I feel that there will be no problem in excluding any non-payers. Nevertheless, Administrator pursuit of non-payers to the full legal extent will be is essential”. The Law does not exclude non-payers to vote. I personally think it can not be excluded. If your neighbour does not pay the EUC, your Community can not be excluded from voting.

Do the co-efficients in total of a community include the co-efficients of properties owned previously by MF, but are owned now by the banks? In other words, is MF's co-efficient(cuota de participación) at the AGM now reduced?. **No. The coefficient is never changed. A property has the same coefficient. However, you can change the owners of this property. MF can have 24% and later 20% because the bank has owned the 4% difference.**

- John & Kath: We have different editions of books. My book is the 20th edition.
- To all those who consider that the Mayor listen to CE for the upcoming elections, my personal opinion is that, so far, for him doesn't exist CE (or it is a bit important).
- In my opinion:
 - Benefits from being a Neighbourhood /Owner/Resident Association:

-A single voice represents a large number of members.

This appears to be a shared theme.

- It is essential that the Association has representation at the Meetings. Therefore, in this Association should join the president of Community of Property Owner and Intercommunity, plot owners and developers. If MF has a 20%, the Association must have more than this.

- Disadvantages to be a Neighbourhood /Owner/Resident Association:

- How it is possible to bring together all the owners of housings, plots and developers?. It's really complicated that the Association has members.

It is already complicated to know who are the members of CE!. It is true, especially if you do not live there.

- If the Association does not represent a percentage share of the EUC, this will be similar to the forum!. It will not have power.

- **Thanks to A. B.C. for his effort and initiative.**