

Convocation to the Special General Assembly

<p>We invite you to participate to the Special General Assembly of your building: The 24th of September 2015 at 2.30 p.m. Under the “Preau” of the Domaine du Golf.</p>

Please find attached:

- The agenda of the meeting
- Resolution projects
- Proxy
- Offers and contacts

All the information, offer and technical documents are on the site of The Domaine du Golf. In the HDR part, you'll find a new chapter “Rénovation Grande Bastide Renovation”.

The Syndic

**SPECIAL GENERAL MEETING
THURSDAY 24th SEPTEMBER 2015 AT 02.30 PM
AT THE "PREAU" IN THE DOMAIN**

AGENDA

1. Election of President of meeting.

2. Election of a scrutineer.

3. Election of Secretary of meeting.

AGI represented by M. Juzian.

4. Vote to elect the construction manager in charge of the work and the delivery of the work.

Proposition of Mrs Vaidis (attached)

Note: the first part of the mission of the construction manager has already been done by decisions taken by the CS because no further time delay could be accounted for. This involves the realization of the technical files, the consultation of various enterprises and reviewing the quotations. The CS has also closed the procedure with the constructor MGM.

The general assembly has taken note of all essential conditions regarding quotations, contacts and steps to be taken and has taken notice of the advice of the CS and after deliberation decides to effectuate the following works:

- **To vote for the construction manager to follow the work and to receive the finalization of the work**

Examine and bring to vote the proposition:

- a. The enterprise
- b. Planned for an amount of xxxxx € TTC
- c. And the start of the works planned on : xxxx

Gives a mandate to the CS to study other propositions and to decide on the choice of the entrepreneur for a budget with a maximum of xxxx € TTC and to authorize the syndic to make the orders as a result.

Take note of an insurance regarding the work which is mandatory by law of 4 January 1978 for an amount of € xxxx TTC. In case of refusal to subscribe this insurance the co ownership shifts the professional responsibility to the Syndic in case of sinister.

Decides to subscribe an extension to the existing insurance "dommage –ouvrage"

On the amounts relating to the works which are voted for a contractual agreed remuneration is added for the financial management of the Syndic valued at xxx % HT of the amount of the works HT , which is xxxx € HT.

The basis for attributing the voted works is as follows: charged to the Grand Bastide.

The date to carry out the quarterly charges for the works voted is : xxx

5. Vote for the enterprise to realize the reconstruction outside walls.

See attached documents

The general assembly has taken note of all essential conditions regarding quotations, contacts and steps to be taken and has taken notice of the advice of the CS and after deliberation decides to effectuate the following works:

Vote for the enterprise to realize the reconstruction of the outside walls.

Examine and bring to vote the proposition:

- d. The enterprise
- e. Planned for an amount of xxxxx € TTC
- f. And the start of the works planned on : xxxx

Gives a mandate to the CS to study other propositions and to decide on the choice of the entrepreneur for a budget with a maximum of xxxx € TTC and to authorize the syndic to make the orders as a result.

Take note of an insurance regarding the work which is mandatory by law of 4 January 1978 for an amount of € xxxx TTC. In case of refusal to subscribe this insurance the co ownership shifts the professional responsibility to the Syndic in case of sinister.

Decides to subscribe an extension to the existing insurance "dommage –ouvrage"

On the amounts relating to the works which are voted for a contractual agreed remuneration is added for the financial management of the Syndic valued at xxx % HT of the amount of the works HT , which is xxxx € HT.

The basis for attributing the voted works is as follows: charged to the Grand Bastide.

The date to carry out the quarterly charges for the works voted is : xxx

6. To subscribe to assurance dommages-ouvrage (work damage).

Proposition of the office Assurances et Conseils attached. Mandatory for legal reasons

The general assembly has taken note of all essential conditions regarding quotations, contacts and steps to be taken and has taken notice of the advice of the CS et after deliberation decides to effectuate the following works:

To subscribe to an assurance work damage

Examine and bring to vote the proposition:

- g. The enterprise
- h. Planned for an amount of xxxxx € TTC
- i. And the start of the works planned on : xxxx

Gives a mandate to the CS to study other propositions and to decide on the choice of the entrepreneur for a budget with a maximum of xxxx € TTC and to authorize the syndic to make the orders as a result.

Take note of an insurance regarding the work which is mandatory by law of 4 January 1978 for an amount of € xxxx TTC. In case of refusal to subscribe this insurance the co ownership shifts the professional responsibility to the Syndic in case of sinister.

Decides to subscribe an extension to the existing insurance "dommage –ouvrage"

On the amounts relating to the works which are voted for a contractual agreed remuneration is added for the financial management of the Syndic valued at xxx % HT of the amount of the works HT , which is xxxx € HT.

The basis for attributing the voted works is as follows: charged to the Grand Bastide.

The date to carry out the quarterly charges for the works voted is : xxx

7. Grand Bastide: replacing of the motorized ventilation system. Art. 24 Law 10/07/65

Quotation attached of the enterprise Frank Service: € 1588.54 HT i.e. €1747,40 TTC .

Resolution

The general assembly has taken note of all essential conditions regarding quotations, contacts and steps to be taken and has taken notice of the advice of the CS and after deliberation decides to effectuate the following works:

Grand Bastide; replacing the motorized ventilation system.

Examine and bring to vote the proposition:

- j. The enterprise
- k. Planned for an amount of xxxxx € TTC
- l. And the start of the works planned on : xxxx

Gives a mandate to the CS to study other propositions and to decide on the choice of the entrepreneur for a budget with a maximum of xxxx € TTC and to authorize the syndic to make the orders as a result.

Take note of an insurance regarding the work which is mandatory by law of 4 January 1978 for an amount of € xxxx TTC. In case of refusal to subscribe this insurance the co ownership shifts the professional responsibility to the Syndic in case of sinister.

Decides to subscribe an extension to the existing insurance "dommage –ouvrage"

On the amounts relating to the works which are voted for a contractual agreed remuneration is added for the financial management of the Syndic valued at xxx % HT of the amount of the works HT , which is xxxx € HT.

The basis for attributing the voted works is as follows: charged to the Grand Bastide.

The date to carry out the quarterly charges for the works voted is : xxx

8. Grand Bastide : restoration of the security lightings

Report attached

Offer attached Sté IM2S : 1466,47 € HT and 1614,11 € taxes incl.

Resolution

The general assembly has taken note of all essential conditions regarding quotations, contacts and steps to be taken and has taken notice of the advice of the CS and after deliberation decides to effectuate the following works:

Restoration of the security lightings

Examine and bring to vote the proposition:

- m. The enterprise
- n. Planned for an amount of xxxxx € TTC
- o. And the start of the works planned on : xxxx

Gives a mandate to the CS to study other propositions and to decide on the choice of the entrepreneur for a budget with a maximum of xxxx € TTC and to authorize the syndic to make the orders as a result.

Take note of an insurance regarding the work which is mandatory by law of 4 January 1978 for an amount of € xxxx TTC. In case of refusal to subscribe this insurance the co ownership shifts the professional responsibility to the Syndic in case of sinister.

Decides to subscribe an extension to the existing insurance "dommage –ouvrage"

On the amounts relating to the works which are voted for a contractual agreed remuneration is added for the financial management of the Syndic valued at xxx % HT of the amount of the works HT , which is xxxx € HT.

The basis for attributing the voted works is as follows: charged to the Grand Bastide.

The date to carry out the quarterly charges for the works voted is : xxx

9. Wishes of co-owners no vote

Name Apart.

Syndicat des Copropriétaires
LA GRANDE BASTIDE
Les Hauts de Roquebrune
Ref : 322/AG4971

VOTE INTENTIONS

1. Election of President of meeting.

2. Election of a scrutineer.

3. Election of Secretary of meeting.

4. Vote to elect the construction manager in charge of the work and the delivery of the work.

For ☐ Against ☐ Abstention ☐

5. Vote for the enterprise to realize the reconstruction outside walls.

- I agree with the advice of the "Conseil Syndical" and I vote in favor of:

☐ ARC EN CIEL (First choice of the Conseil Syndical) – Sealing of terraces included

☐ Sealing of terraces included

☐ Sealing of terraces excluded

☐ SUD EST PEINTURES (Second choice of the Conseil Syndical)) – Sealing of terraces included

- I do not agree with the advice of the "Conseil Syndical" and I vote in favor of:

☐ PENALVER

☐ COULEURS & RENOVATION

6. To subscribe to assurance "dommages-ouvrage" (work damage).

For ☐ Against ☐ Abstention ☐

7. Grand Bastide: replacing of the motorized ventilation system

For ☐ Against ☐ Abstention ☐

8. Grand Bastide : restoration of the security lightings

For ☐ Against ☐ Abstention ☐

9. Wishes of co-owners