



Agence Générale Immobilière

SYNDIC

967, avenue de la Corniche d'Azur – B.P. 80013 – 83371 Saint-Aygulf Cédex

Tél. 04.94.52.74.10

Fax 04.94.52.74.11

www.agi-immobilier.fr / syndic@agi-immobilier.fr

Syndicat des Copropriétaires
LA GRANDE BASTIDE
LES HAUTS DE ROQUEBRUNE
83520 ROQUEBRUNE SUR ARGENS

LR+AR

N. RÉF. : 322/AG N° 4971

**MINUTES OF THE
SPECIAL GENERAL ASSEMBLY
Thursday 24th of Septembre 2015 at 2.30
p.m.**

On Thursday the 24th of September at 2.30 p.m.

The co-owners met in Special General Assembly, at the following address: On site Domaine du Golf under the Préau 83520 ROQUEBRUNE ON ARGENS upon convocation by the Syndic AGI by registered letter with acknowledgment of receipt, to deliberate on the following agenda:

1. Election of President of meeting. Art. 24 Law 10/07/65
2. Election of a scrutineer. Art. 24 Law 10/07/65
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.
Art. 24 Law 10/07/65
5. Vote for the enterprise to realize the reconstruction outside walls. Art. 24 Law 10/07/65

Syndic - Gérance – Transaction – Location

6. To subscribe to assurance dommages-ouvrage (work damage). Art. 24 Law 10/07/65
7. Grand Bastide: replacing of the motorized ventilation system. Art. 24 Law 10/07/65
8. Grand Bastide : restoration of the security lightings. Art. 24 Law 10/07/65
9. Wishes of co-owners no vote

The General Assembly shall determine the composition of the office:

FIRST RESOLUTION: Election of President of meeting.

Mr. Germentier was elected as Chairman.

Vote for: 31 owners representing 20561 tantiemes

Finally, this resolution was adopted by a unanimous vote of co-owners present and represented, (20561/20561 tantiemes).

SECOND RESOLUTION: Election of a scrutineer

M. Velthuysen was elected as Scrutineer.

Vote for: 31 owners representing 20561 tantiemes

Finally, this resolution was adopted by a unanimous vote of co-owners present and represented, (20561/20561 tantiemes).

THIRD RESOLUTION : Election of Secretary of meeting

The Syndic A.G.I., represented by M. JUZIAN is elected as Secretary of meeting.

Vote for: 31 owners representing 20561 tantiemes

Finally, this resolution was adopted by a unanimous vote of co-owners present and represented, (20561/20561 tantiemes).

After conducting a nominal vote, the General Assembly approves the establishment of the Bureau as indicated above.

After opening the meeting at 2.30 p.m. o'clock, the President, after verifying the proxies and signed the attendance sheet, thanks the co-owners present or represented and announces:

Are present or represented : 31co-owners 20561 tantiemes on 28290

Are absent : 13 co-owners absent 7729 tantiemes.

MM. ou Mmes M&ME AAGAARD Bjorn & Anne (938), MR BONNOT Thierry (552), M&ME BUYASSE Alex et Claudine (698), MR COPPOCK Vincent (684), MR DETANG François (664), SCI LA GARRIGUE (M. VERVER) (850), MME LAFFAY Paulette (505), MR LAMMIE Gordon (639), SAS MGM (53), MR NORDBY (757), MR PANSIER Roger (32), SCI ST ANDREWS(GERANT:MR FAVARD) Olivier (614), SCI TLC s/c Lara Abdou HABIB (743)

Then he laid upon the table, and makes available to the co-owners:

- v Co-ownership rules,
- v The attendance sheet,
- v The proxies,
- v The elements of the regularity of the meeting,
- v The copy of the letter of convocation,
- v The book of minutes.

The Meeting was declared duly constituted and can validly deliberate.

FOURTH RESOLUTION : → Vote to elect the construction manager in charge of the

work and the delivery of the work. Art. 24 Law 10/07/65
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.

Resolution Project:

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: Mrs Vaidis
- b. Planned for an amount of 6764,65 € TTC
- c. And the start of the works planned on spring 2016.

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 : 0 € (we will use the MGM indemnity).

Vote for: 30 owners representing 19726 tantiemes

Against: 1 co-owners representing 835 tantiemes

Madame ou Monsieur : MR DRATLER (835)

Finally, this resolution was adopted by a majority vote of co-owners present and represented, (19726/20561 tantiemes).

FIFTH RESOLUTION : → Vote for the enterprise to realize the reconstruction outside walls. Art. 24 Law 10/07/65

See attached documents

Resolution project

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:

- a. The enterprise ARC-EN-CIEL
- b. Planned for an amount of **188745,23 € TTC + 20040,19 TTC for the terrace sealing.**
- c. And the start of the works planned on : spring 2016.

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 2% HT of the work amount, it's 4135,63 € 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 : 0 € (we will use the MGM indemnity).

Vote for: 25 owners representing 16075 tantiemes

Against: 6 co-owners representing 4486 tantiemes

Mesdames ou Messieurs : MR CAMERA Camillo (590), MR DRATLER (835), SCI DU SOLEIL(M.BERNARD/ME FLOHIC) (1014), MR KIEFFER (539), M&ME LAUWERS Jacques & Francisca (931), MR THOMASSEN (577)

Finally, this resolution was adopted by a majority vote of co-owners present and represented, (16075/20561 tantiemes).

COMMENTS

We vote the Arc en Ciel proposition (fiber master) **WITH** the sealing of the first floor terraces for which a budget of 20040,19 € TTC is presently reserved. This will be done during the next AGO.

SIXTH RESOLUTION : → To subscribe to assurance dommages-ouvrage (work damage). Art. 24 Law 10/07/65

Proposition of the cabinet ASSURANCES et CONSEILS : 2.54 % equal 5303.15 € TTC

NOTA : This is legally mandatory

Resolution project :

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:

- a. The enterprise
- b. Planned for an amount of 5303,15 € TTC
- c. And the start of the works planned on : spring 2016.

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 0 % HT of the amount of the works HT , which is 0 € 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 : 01/01/2016.

Vote for: 30 owners representing 19726 tantiemes

Against: 1 co-owners representing 835 tantiemes

Madame ou Monsieur : MR DRATLER (835)

Finally, this resolution was adopted by a majority vote of co-owners present and represented, (19726/20561 tantiemes).

SEVENTH RESOLUTION : → 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 .

We only change the motor n° 1 for 487.37 € 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:

- a. The enterprise FRANK SERVICE
- b. Planned for an amount of 487,37 € TTC
- c. And the start of the works planned on : ASAP

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 0 % HT of the amount of the works HT , which is 0 € HT.

Vote for: 31 owners representing 20561 tantiemes

Finally, this resolution was adopted by a unanimous vote of co-owners present and represented, (20561/20561 tantiemes).

COMMENTS

Only the motor of the staircase n° 1

HEIGHT RESOLUTION : → Grand Bastide : restoration of the security lightings. Art. 24 Law 10/07/65

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:

- a. The enterprise IM2S
- b. Planned for an amount of 1614,11 € TTC
- c. And the start of the works planned on : ASAP

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 3 % HT of the amount of the works HT , which is 43,99 € 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: will be taken in the annual charges.

Vote for: 31 owners representing 20561 tantiemes
Finally, this resolution was adopted by a unanimous vote of co-owners present and represented, (20561/20561 tantiemes).

9. WISHES OF CO-OWNERS: no vote

On the agenda of the GA HDR of 2016 : Cleanup of the VMC network.

END OF THE MEETING AT 4.55 p.m.

Copie certifiée conforme
LE SYNDIC

Les copropriétaires absents et non représentés à l'Assemblée Générale du jeudi 24 septembre 2015 , ainsi que ceux ayant voté contre l'une des décisions adoptée par cette Assemblée, ont reçu notification desdites décisions, par pli recommandé AR , en leur rappelant que « Conformément aux stipulations de l'article 42 alinéa 2 de la loi du 10 juillet 1965 sur la copropriété, il vous est ici rappelé que «les actions qui ont pour objet de contester les décisions des Assemblées Générales doivent, à peine de forclusion, être introduites par les copropriétaires opposants ou défaillants dans un délai de DEUX MOIS à compter de la notification desdites décisions qui leur est faite à la diligence du Syndic dans un délai de DEUX MOIS à compter de la tenue de l'Assemblée Générale .

Sauf en cas d'urgence, l'exécution par le syndic des travaux décidés par l'Assemblée Générale en application des articles 25 & 26 est suspendue jusqu'à l'expiration du délai mentionné à la première phrase du présent article. Le montant de l'amende civile dont est redevable, en application de l'article 32-1 du Nouveau Code de procédure civile, celui qui agit en justice de manière dilatoire ou abusive est de 150 € à 3 000 € lorsque cette action a pour objet de contester une décision d'assemblée générale concernant les travaux mentionnés au § c de l'article 26. ».