

EXTRAORDINARY ASSEMBLY OF CONDO OWNERS OF THE CONDOMINIUM REGIME “EL CANTIL” PRIVATE UNIT ONE AND PRIVATE UNIT TWO AND SUB-REGIMES EL CANTIL SOUTH TOWER AND EL CANTIL NORTH TOWER

In the city of Cozumel, Quintana Roo, being **8:00 AM (EIGHT HOURS WITH ZERO MINUTES)** of the **TENTH DAY OF NOVEMBER OF THE YEAR TWO THOUSAND TWENTY THREE**, in **KUZAM BUSSINESS CENTER UBICADO EN LA CALLE 7 SUR NUMERO 8505 ENTRE 85 AVENIDA Y 85 BIS AVENIDA COLONIA REPLOBLADORES COZUMEL QUINTANA ROO**, the condo owners of the Property in Condominium Regime named **“EL CANTIL” PRIVATE UNIT ONE AND PRIVATE UNIT TWO AND SUB-REGIMES EL CANTIL SOUTH TOWER AND EL CANTIL NORTH TOWER** (herein after referred to as the “Condominium”) gathered in **SECOND CALL** to an Extraordinary Assembly of condo owners of the Condominium, to which they were previously and rightfully notified by means of a Call issued on the tenth day of the month of October of the year two thousand twenty three (**Attachment A**), in accordance to what is established in the Condominium By-laws.

Once the roll call of all condo owners is verified, as well as their legal representatives and attending proxies, who are mentioned in the list of attendees, correctly signed, and attached to the present document as **Attachment B**, they proceed with the Introduction of the Special Guests for this Extraordinary Assembly. Therefore, the Pertaining Vigilance Committee of the Condominium in duty called to Order all present and introduced as Special Guests for this Assembly the following people:

First, the Attorney Manuel Jesus Villanueva Marrufo; Second, the Attorney Johana Margarita Rodriguez Romero. Also, present, Mrs. Vilma Esperanza Portillo Campos and her assistant Saul Sacbe Jaime Poot, the first one as interpreter hired by the Condominium Regime for this Assembly, of the english - spanish and spanish-english languages. And Mr. Erick Pedro Romero, as an interpreter of the english - spanish and spanish-english languages, for the representative of unit **7C North**, Attorney Jose Maria Fernandez Gea.

The Vigilance Committee in duty assigns the next people:

As parliamentarian, to make sure that all that present conduct themselves in an educated manner and to keep the moral and cordiality standards among the present Assembly, and as official (sergeant) to escort those who break the order of the present Assembly and as parliamentarian, in order of appearance: **Mr. Sidney Charles Stolper** and **Robert Lee Balgenorth**.

Subsequently, they proceed to designate **Unanimously** in relation to the vote of all present that represent **72.7488% (Seventy Two Point Seven Four Eight Eight Per Cent)** of the votes of the undivided interest in relation to the Master Condominium, **Mr. Robert Donald Van De Vuurst William** as **Chairman** of the Assembly, as well as **Attorney Johana Margarita Rodriguez Romero** as **Secretary** and as vote tellers: **Paula Lynne French** and **Martina Lee Hanson**, who after accepting their duties, proceeded to review the attendance list signed by the condo owners that are part of the Condominium **“EL CANTIL” PRIVATE UNIT ONE AND PRIVATE UNIT TWO AND SUB-REGIMES EL CANTIL SOUTH TOWER AND EL CANTIL NORTH TOWER** in accordance to the documents shown by the condo owners, with those who prove their identity (credentials) and right to attend this Assembly, in person or by means of a proxy. As for the powers, they are attached to the minutes of this Assembly as **Attachment C**. And the vote tellers validated that in this Condo Owner Assembly there was **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** represented of the undivided interest in relation to the Master Condominium, calculated as per the table of Votes of the undivided interest.

With evidence on the certification extended by the vote tellers and with basis on the By-laws, the Chairman declared the Assembly to be legally installed in **Second Call** and valid all the agreements

that this one votes on, becoming an obligation for all the condo owners, including the absent and dissidents.

Therefore, they proceed to the First Point of the Agenda:

FIRST POINT.- In fulfillment of point I of the Agenda, regarding the attendance. The certification that there is legal quorum for this Present Extraordinary Assembly is made. Hence, it is explained to all present that each condo owner will have the right to a number of votes according to the percentage of the value of their unit and in relation to the Master Condominium.

The distribution of votes for each unit, regarding the percentages of undivided interest will be the following:

Condos in SOUTH TOWER	Owner	Undivided Interest %	Undivided Interest % in relation to the Master Condominium El Cantil
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L-A	EL CANTIL CONDOMINIOS SA DE CV (ALAN CRAIG DANNERMAN SIRMAI)	4.9297	2.203
L-B	Fideicomiso-SOL Y LUNA INVESTMENTS LLC (DAVID WILLIAM AHRENDSEN)	3.6099	1.6132
L-C	Fideicomiso- LCS UNIT LLC (SIDNEY CHARLES STOLPER)	5.3936	2.4103
3-A	Fideicomiso- DANIEL JOSEPH y COLEEN FYE KLIETHERMES	4.9959	2.2326
3-B	Fideicomiso- CHRISTOPHER MICHAEL y CAROLYN JANE SUTTON	3.771	1.6852
3-C	Fideicomiso- SALT AND LLIMES LLC (MARK LLEWELLYN, DEB LLEWELLYN, CREG CHRIMES y MEGAN JORDAN)	5.1875	2.3182
4-A	MANANA 4A EL CANTIL SUR S. R.L. de C.V.	4.8817	2.1815
4-B	Fideicomiso-EL CANTIL 4B LLC (EDWARD M OHAYON Y CARENE EMIE OHAYON)	3.8892	1.738
4-C	Fideicomiso- CASA TROPICAL LLC (GARY ROBERT GOMOLA)	5.2272	2.3359
5-A	Fideicomiso- DOUGLAS WILLIAM FRENCH Y PAULA LYNNE FRENCH	4.8888	2.1847
5-B	Fideicomiso- JAIME ALBERTO OLMO Y NORMA IRIS PEDRAZA	3.897	1.7415
5-C	Fideicomiso-JONATHAN EUGENE HOLTER y DORIS MARINA HOLTER	5.2296	2.337
6-A	Fideicomiso- FRANCIS BERNARD DOONAN	4.8978	2.1887
6-B	Fideicomiso- EL CANTIL 6BS PROPERTIES LLC (GREGORY NATHAN HANSON)	3.81	1.7026
6-C	Fideicomiso-TMJE PROPERTIES LLC (DAVID BOOK)	5.3001	2.3685
7-A	Fideicomiso- 7ASURCANTIL LLC (WILLIAM JOSEPH MENCAROW)	5.0521	2.2577
7-B	Fideicomiso- MARK ALAN HANDLEY y MAGDALENA BUSTAMANTE HANDLEY	3.9043	1.7447
7-C	GUSTAVO VILDOSOLA RAMOS	5.2138	2.3299
8-A	Fideicomiso- PHAS EL CANTIL LLC (GREGOR SCOTT BAILAR)	6.6082	2.953

8-B	Fideicomiso- EL CANTIL PHB LLC (DANA CLARK)	2.5197	1.126
8-C	Fideicomiso- REBECCA BOHANNAN y JEFFREY DUANE BOHANNAN	6.7929	3.0356

Condos in NORTH TOWER	Owner	Undivided Interest %	Undivided Interest % in relation to the Master Condominium El Cantil
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L-A	Fideicomiso- WILLIAM MARTIN y HEATHER LYNNE BRYAN	2.7636	1.5286
L-B	Fideicomiso- ANTHONY RAY BOATWRIGHT JR.	2.1308	1.1786
L-C	Fideicomiso-JEFFERY ALAN JOZWIAK y SARAH SHAUGHNESSY JOZWIAK	2.1817	1.2068
L-D	Fideicomiso- OJOS SINROSA, LLC (LAURIE LYN SORRENSON Y JOEL MACLIN HICKERSON)	3.4149	1.8888
2-A	Fideicomiso- ROBERT WALTER y MARY FORSTER SCHOENTHALER	4.2272	2.3382
2-B	Fideicomiso- PSALM 91:2 LLC (ROBERT DONALD VAN DE VUURST)	3.2637	1.8052
2-C	Fideicomiso- DANNMARK PROPERTIES LLC (VICTOR PETER MARKUSKI JR.)	3.5451	1.9609
3-A	Fideicomiso- PURISCH PROPERTIES LLC (ARNOLD y ELLEN PURISCH)	4.2272	2.3382
3-B	Fideicomiso- EL CANTIL 3BN LLC (GORDON LA VAN SWASON JR.)	3.2637	1.8052
3-C	Fideicomiso- JOAN HILDA Y GEORGE JOHN BACZYNSKI	3.5451	1.9609
4-A	Fideicomiso- JOHN WARD THOMAS	4.2272	2.3382
4-B	Fideicomiso- THE SMITH AND WENSVEEN VACATION RENTAL LLC (EARL LEO SMITH III y JANICE SMITH)	3.2637	1.8052
4-C	Fideicomiso- KANDY JEAN STAHL y RAYMOND CHARLES LONG JR	3.5451	1.9609
5-A	Fideicomiso- JEAN MARIE BRILL y MICHAEL JON BRILL	4.2272	2.3382
5-B	RAMON VILLANUEVA LOPEZ	3.2637	1.8052
5-C	Fideicomiso- ROBERT LEE BALGENORTH y MICHAELA EDITH ELLA BALGENORTH	3.5451	1.9609
6-A	Fideicomiso- RICHARD WAYNE TREPETA	4.2272	2.3382
6-B	Fideicomiso- THOMAS RICHARD KIECKHAFFER y TRISHA LEE KIECKHAFFER	3.2637	1.8052
6-C	Fideicomiso- ELCANTIL 6CN LLC (DANIEL CLARK KENNY)	3.5451	1.9609
7-A	Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (2do y 3ro representados por Saby Karina Melendez Chan)	3.0013	1.6601
7-B	Fideicomiso- REGINA BONESO y ROBERT MITCHELL BONESO	2.0337	1.1249

7-C	Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (2do y 3ro representados por Saby Karina Melendez Chan)	2.2714	1.2563
7-D	CANTIL 7JN LLC (Crystal Marie Dudley)	3.5584	1.9682
8-A	Sergio Ivan Briceño Vargas	4.2272	2.3382
8-B	Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (2do y 3ro representados por Saby Karina Melendez Chan)	3.2637	1.8052
8-C	Fideicomiso-CANTIL COZUMEL LLC (Leslie Jo Olkowski y Gary Thomas Olkowski)	3.5451	1.9609
9-A	Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (representados por Alan Craig Dannerman)	6.9624	3.8511
9-B Rest	Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (2do y 3ro representados por Saby Karina Melendez Chan)	5.4658	3.0233

Following, it is manifested that, from the previous list of units, the following are absent: **LAS, 5CS, 2CN, 4BN, 6AN, 6CN, 7AN, 7DN, 8AN, 8BN, 9AN** and **9B Rest**. These units have breached **Article 14 of the Condominium By-laws of El Cantil**. All in attendance are reminded that this article clearly specifies the obligation and responsibility that each condo owner has, to do everything in their power to be present in person or by means of proxy to ALL Condominium Assemblies; Since, the repeated non-attendance can damage or even block the decision-making process for the well-being of the Condominium. It is emphasized that because of the clear breach of this Article, the Units (Owners) that persist with the intention of not attending and are not making necessary arrangements to obtain a proxy to attend in their behalf, could be fined in accordance with **Article 65 of the cited By-laws**.

The vote tellers now certify that there are: **19 Units** that represent the **89.841% (Eighty Nine Point Eight Four One Per Cent)** of the undivided interest of the Sub-Regime of the South Tower and **18 Units** that represent the **58.94% (Fifty Eight Point Ninety Four Per Cent)** of the Sub-Regime of the North Tower and that the Undivided Interest in relation to the Master Condominium "El Cantil" is: **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** represented by **37 units** of the total of **49 Units**. **Therefore: It is established by this Assembly that the undivided interest of Both Towers (North and South) in Relation to the Master Condominium "El Cantil" of 72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent) is the one that will be used for all the decisions taken by the present Assembly.**

This point is approved with a **Unanimous vote** of all present that represent **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** of the votes of the undivided interest in relation to the Master Condominium, it is approved as it was described in the present minutes.

SECOND POINT.- In fulfillment of point II of the Agenda and once discussed about the election of the Chairman, Secretary and Two Vote Tellers, with a **Unanimous vote** of all present who represent **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** of the votes of the undivided interest in relation to the Master Condominium, this point is approved as it was described earlier in the minutes: **Mr. Robert Donald Van De Vuurst** as **Chairman** of the Assembly; Likewise, **Attorney Johana Margarita Rodriguez Romero** as **Secretary** and as Vote Tellers: **Paula Lynne French** and **Martina Lee Hanson**.

THIRD POINT.- In fulfillment of point III of the Agenda, the Chairman of the Assembly, **Robert Donald Van De Vuurst**, declares that the Assembly is legally installed in **Second Call**, that the vote tellers certified the signed attendance sheet of the condo owners that are present in person or by means of a legal proxy, in accordance to the fulfillment of the First Point. It is reminded to all present that this Assembly has established the undivided interest of Both Towers (North and South) in relation to the Master Condominium "El Cantil" of **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** and this is the one that will be used to make all the decisions, in accordance with the fulfillment of the First Point.

The Assembly approves this point with a **Unanimous** vote of those present that represent **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** of the votes of the undivided interest in relation to the Master Condominium.

FOURTH POINT.- In fulfillment of point IV of the Agenda, the Chairman reads the agenda proposed for the present Assembly, same that is transcribed as follows:

"AGENDA"

- I- Verification of Attendance list (Which will authenticate the number of co-owners present, representatives or legal proxies calculated in accordance with their undivided interest, done Per Sub Regimes and Master Regime).
- II- Appointment of Assembly Chairman, Secretary and two Vote tellers.
- III- Declaration by the Assembly Chairman that the Meeting is duly and legally installed in accordance with the regulations.
- IV- Reading of The Agenda.
- V- Discussion and/or vote for the ratification of the Minutes of the Extraordinary Assembly of 2022.
- VI- Discussion and in its case approval of certain modifications of the Rules and Regulations for El Cantil Regime.
- VII- Discussion and/or vote for Architectural Committee Guidelines.
- VIII- Administrator and Vigilance Committee Report on progress since the last meeting.
- IX- Legal Report.
- X- Discussion and Election and/or Ratification of Vigilance Committee Members.
- XI- Discussion and/or vote regarding the Financial Statement for 2022.
- XII- Administrator's report on the status of the collection of amounts owed by Units 9AN and 9B Rest (9BN).
- XIII- Discussion and/Vote regarding Vigilance Committee role in any future discussions for legal matters involving Units 9AN and 9B-Rest.
- XIV- Discussion and vote for the General Budget for 2024 and Reserve Fund expenses.
- XV- Discussion and Ratification of Administration.
- XVI- General Business:
 - a. Discussion and/Vote regarding Video Surveillance Camera Locations.
 - b. Discussion and/Vote regarding request of owner of the unit LCS (LC South) to have an outdoor cooking area on his balcony.
 - c. Discussion and/Vote regarding request of owner of the unit LCS (LC South) to have his hurricane shutters installed on the outer edge of his balcony.
- XVII- Designation of Special Agent who will cause a formal record of the Assembly minutes before a Public Notary as well as their registration before the Public Registry of Deeds and Commerce in Cozumel.
- XVIII- Adjournment.

Once the agenda is discussed, it is approved with a **Unanimous** vote of all those present that represent **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** of the votes of the undivided interest in relation to the Master Condominium, as it has been properly described in the present minutes.

FIFTH POINT.- In fulfillment of point V of the Agenda, the Chairman of the Assembly indicates that it is necessary to ratify the Minutes of the Condominium Extraordinary Assembly of 2022. **Mrs. Trisha Lee**

Kieckhafer issues a motion so that the reading of the minutes of the mentioned assembly might be dispensed due to the fact that the document is very long and that the ratification of the same might be approved. Therefore, it is put to a vote and the Assembly decides according to the following:

Resolution:

It is approved to ratify the Minutes of the Condominium Extraordinary Assembly of 2022 with a **unanimous vote** of all those present that represent **72.7488% (Seventy-Two Point Seven Four Eight Eight Per Cent)** of the votes of the undivided interest in relation to the Master Condominium.

SIXTH POINT - In fulfillment of point VI of the Agenda, regarding the discussion and in its case approval if certain modifications of the By Laws of "El Cantil" Condominium. It is explained that the required quorum of 75% of the undivided interest has not been reached in order to make a decision about this matter, as is required by the Condominium Property Law for the State of Quintana Roo. Therefore, not having anything to discuss nor vote in the present point, the Assembly moves on to the next point in the agenda.

SEVENTH POINT.- In fulfillment of Point VII of the Agenda, they proceed to the discussion and vote to approve the Architectural Committee Guidelines. It is explained that the required quorum of 75% of the undivided interest has not been reached in order to make a decision about this matter, according with the By Laws. Therefore, not having anything to discuss nor vote in the present point, the Assembly moves on to the next point in the agenda.

EIGHT POINT.- In fulfillment of Point VIII of the Agenda, **Mr. Ashley Grant Sartison**, as a representative of **CBP Cozumel S.A. de C.V.**, Administration company of the Condominium Regime Property of "El Cantil", proceeds to present the Administrator's report about the progress since the last Assembly, by means of slideshows. This report is very extensive in pages, therefore, even though it is not attached to the present minutes, each one of the owners confirm to have received it through email.

Mr. Francis Bernard Doonan takes the floor as President of the Vigilance Committee and proceeds to present the Vigilance Committee report, he mentions what they do, that they meet once every two weeks and that he wants all those present to understand that they do not take decisions but only make sure that the decisions taken by the Assemblies are carried out. He explains that the Committee spends a lot of time discussing legal matters, therefore he asks that the owners do not get upset when they do not get a fast reply to their requests because many of them have to be solved in the Assemblies. After a question-and-answer discussion related to both reports, the Assembly takes the next:

Resolution:

The Administrator's and Vigilance Committee's Reports are approved by a **majority vote** of those present that represent **98.2731% (Ninety-Eight Point Two Seven Three One Per Cent) in favor, 0.000% (Zero Per Cent) against** and **1.7269 % (One Point Seven Two Six Nine Per Cent) abstain** of the votes of the undivided interest in relation to the Master Condominium.

NINTH POINT.- In fulfillment of point IX of the Agenda, regarding the Legal Report. **Mr. Ashley Grant Sartison**, as legal representative of **CBP Cozumel S.A. de C.V.**, company in charge of the Administration of the Condominium in Property Regime "El Cantil", proceeds to introduce to the Assembly, Attorney **Myriam Lopez Cardenas from IC Abogados** (Legal Firm) who gives an explanation regarding the various legal procedures that are taking place with the aid of the interpreter. Starting with the Federal Zone process, followed by a session of question and answers. Such report is added to the present minutes as **Attachment D**.

Immediately afterwards, **Attorney** Ruperto Diaz Hadad proceeds to present a report regarding the defense of the most recent legal procedure established against the Regime and ECC Cozumel A.C.

started by Alan Craig Dannerman and his wife Saby Karina Melendez Chan, representing their minor children for damages.

Having nothing to approve regarding this point, the Assembly decided to move on to the next point.

TENTH POINT.- In fulfillment of the point X of the Agenda, about the election and/or ratification of the Members of the Vigilance Committee. It is reminded to the Assembly that the present members of the Vigilance Committee are the following people:

Mr. Francis Bernard Doonan as President
Mr. Robert Donald Van de Vuurst as Secretary
Mr. Gary Robert Gomola as Treasurer
Mr. Ramon Villanueva Lopez as Spokesman
Mr. Thomas Richard Kieckhafer as Spokesman

In regard to the duties of the Vigilance Committee we have the following:

It is clarified to ALL present that no owner is obligated to remain as a member of the Vigilance Committee if they do not wish to do so. And if it is required to make a change on the members, the voting for electing new members will be by means of an exception to the rule of the undivided interest, that is: 1 vote per Unit in conformity with Article 28 Fraction II of the Condominium Property Law of the State of Quintana Roo.

In this point the Assembly takes the following Four Resolutions:

FIRST.- Unanimously with **37 votes** of those present, the resignation of **Ramon Villanueva as a member of the Vigilance Committee is accepted.** At the same time, a sufficient legal release of responsibility is extended to him, with nothing to be claimed from him in the present and future other than gratitude for the faithful and good performance of his position. And as outgoing Member of the Vigilance Committee, in this act, all those powers previously granted in his favor are revoked with the effect of the functions he carried out as a member of said Committee.

SECOND.- By majority vote with **36 votes in favor, 0 against and 1 abstention**, the Assembly accepts **Mrs. Mary Forster Schoenthaler** to be a member of the Vigilance Committee.

THIRD.- By majority vote with **36 votes in favor, 0 against and 1 abstention**, the Assembly accepts the following individuals to be members of the Vigilance Committee and for them to occupy their positions as:

Mr. Thomas Richard Kieckhafer as President
Mrs. Mary Forster Schoenthaler as Secretary
Mr. Francis Bernard Doonan as Treasurer
Mr. Robert Donald Van de Vuurst as Spokesman
Mr. Gary Robert Gomola as Spokesman

The Assembly takes the following fourth **Resolution:**

FOURTH.- With **36 Votes in favor, 0 against, and 1 abstention** of the **37 Units** present, the Assembly approves the motion so that the aforementioned people stay as members of the Vigilance Committee of the Condominium Regime. Therefore, in this act the aforementioned accept their respective duties and pledge to fulfill them faithfully. Following, the Assembly proceeds to BESTOW the powers to such members. Such powers are sufficient to represent the Condominium Property Regime named **“EL CANTIL” UNIDAD PRIVATIVA UNO Y PRIVATIVA DOS Y SUBRÉGIMENES EL CANTIL TORRE SUR Y EL CANTIL TORRE NORTE.** Therefore, in accordance with the Article 2810 of the Civil Code

for the State of Quintana Roo, the next Faculties and Powers are bestowed, **including in these the Faculty to Bestow or Revoke powers to third parties (other individuals) for the rightful representation of the Property in Condominium Regime:**

A.- GENERAL POWER FOR LITIGATION AND COLLECTIONS, with all the general and special authorities that require a specific clause pursuant to law, in terms of the first paragraph of article two thousand five hundred and fifty-four of the Federal Civil Code, two thousand eight hundred and ten of the Civil Code for the State of Quintana Roo, and its correlatives of other Codes of the States of the Mexican Republic.

B.- GENERAL POWER TO ADMINISTER ASSETS, in terms of the second paragraph of article two thousand five hundred and fifty four of the Federal Civil Code, two thousand eight hundred and ten of the Civil Code for the State of Quintana Roo, and it's correlatives of other Codes of the States of the Mexican Republic and for the representative, in name and representation of the company is able to make with the Tax office (Secretaria de Hacienda y Credito Publico), with (Servicio de Administración Tributaria) and any other of the Federal, State, or Municipal governmental office, all types of actions specially of a fiscal or administrative character, including among them: getting a Tax identification Number, obtaining the Certificate of fiscal identification for the company, as well as the digital certificate, do the errands in order to create the electronic advanced signature; present declarations, notices, informs, promotions, requests and notices in front of authorities as well as fiscal pronouncements; process returns and compensations of taxes that the granter company generates; likewise receive notices and attend to all types of summons in front of the fiscal authorities.

C.- GENERAL POWER FOR LITIGATIONS AND COLLECTIONS IN LABOR MATTERS AND TO ADMINISTER ASSETS IN LABOR MATTERS, in accordance with Article 2554 (two thousand five hundred and fifty four) of the Federal Civil Code, two thousand eight hundred and ten of the Civil Code for the State of Quintana Roo, and it's correlatives of other Codes of the States of the Mexican Republic with all general faculties related to the execution of the mandate, as well as the special ones that require a specific clause pursuant to law, among the ones naming but not limiting them: we can quote the following: to contract, to contract before arbitrators, to articulate and release statements, to acknowledge signatures and documents, to make and receive payments, to consent in sentences, having the proxies faculties to contract and fire workers and employees of the company and being able sign all types of labor contracts and fees for services provided, all types of agreement as per the termination of such contracts. Likewise the proxy can appear in front of any labor authority, especially hearings in the conciliatory stage of the process and celebrate agreements with such audiences' that could occur, being able to represent the association as boss in terms of Articles 9, 11, 523, 692 Fraction II and 873 to 876 and all correlatives of the Federal Labor Law, in all stages of the process and finally represent the association in front of individuals and in front of all Labor authorities, Conciliation and Arbitrary, being those Federal, Local or Municipal and in General for them to be able to have part in any litigation or collection doing and administration acts in labor matters, owning and having the most ample faculties even if they require a special clause. Likewise, the proxies will be able to represent the company in front of National Institute of Housing for the Workers (INFONAVIT), Social Security Department (IMSS) and all other institutes where the workers of the company will have to be registered, to be able to make requests and the necessary processes for the resolution of matters that come up, in which they will appear with character of legal representatives of the commanding company to be able to process all the necessary things to be able to add or remove workers and make all sorts of activities to be able to register them or cancel registration in such institutes and corresponding registries.

D.- POWER TO SIGN ENTITLEMENTS AND CREDIT OPERATIONS (THIS IS: CHECKS OR OTHER SIMILARS), to sign, accept, issue, cash, cancel, credit documents, open/close bank accounts of any type including checking accounts, in national currency or in dollars, within the national territory or abroad, being able to authorize who they seem convenient, by means of an specific special power, in accordance to bank laws, necessary to be able to sing and make and issue checks, and in general, being able to act in anything related to the rights and obligations that result from all types of entitlements and credit operations in terms of article Nine of the General Law of Entitlements and credit operations.

ELEVENTH POINT.- In fulfillment of point XI of the Agenda, they proceed with the discussion and vote

to approve the 2022 Financial Statements. Taking the floor, **Mr. Ashley Grant Sartison**, as the legal representative of **CBP Cozumel S.A. de C.V., Administrative Company of the Condominium Regime Property of “El Cantil”**, proceeds to present to the Assembly the Financial Statements of 2022 as a whole year. A copy of these Financial Statements is added to the content of the present minutes as follows:

REPORTE FINANCIERO			
El Cantil (ECC Cozumel A.C.) Budget vs. Actuals (Cash basis) / Presupuesto vs Real (Base de efectivo) January- December 2022 / enero a diciembre 2022			
	Actual / Gastos Reales	Budget / Presupuesto	Variance / Diferencia
Income / Ingresos			
Onity card replacement fee / Cobros para reemplazo de tarjetas Onity	2,840.00		2,840.00
Ordinary Dues / Cuotas Ordinarias	9,462,197.59	8,293,900.74	1,168,296.85
Penalty for Late Payment / Penalidad por falta de pago	2,250.00		2,250.00
Water payments / Pagos de agua	192,454.04	145,000.00	47,454.04
Total Income / Ingresos	9,659,741.63	8,438,900.74	1,220,840.89
Expenses / Gastos			
Accounting fees / Contador	86,375.20	95,403.00	(9,027.80)
Administration Extraordinary / Administracion extraordinaria	254,400.00	254,400.00	-
Administration fee ordinary / Administracion ordinaria	1,009,528.00	1,009,528.00	-
Bank charges/Cargos Bancarios	5,601.81	5,000.00	601.81
Fumigation / Fumigacion	71,103.36	77,480.00	(6,376.64)
Legal Expenses / Gastos Legales	2,007,879.89	1,600,000.00	407,879.89
Office expense / Gastos de oficina	38,937.08	50,000.00	(11,062.92)
R & M Electrical / Electrico	65,868.70	34,000.00	31,868.70
R & M Elevator - Elevador	357,698.98	370,293.80	(12,594.82)
R & M General	247,871.96	300,000.00	(52,128.04)
R & M Onity System / Sistema Onity	72,974.79	50,000.00	22,974.79
R & M Painting / Pintura	28,106.49	25,000.00	3,106.49
R & M Plumbing / Plomeria	303,461.22	90,000.00	213,461.22
R & M Pool & Salt for Softener / Piscina y Sal	345,579.52	260,000.00	85,579.52
Security / Seguridad	249,517.79	250,913.75	(1,395.96)
Small tools / Herramienta	17,005.60	24,960.00	(7,954.40)
Taxes - Federal Zone / Impuestos Zona Federal		258,624.45	(258,624.45)
Taxes - Pier concession / Concesion de muelle		165,375.00	(165,375.00)
Taxes IVA & ISR / Impuestos IVA y ISR	260,407.00	204,665.07	55,741.93
Uniforms / Uniformes	17,401.44	20,000.00	(2,598.56)
Utilities - Electricity / Luz	531,755.00	473,342.80	58,412.20
Utilities - Gas / Gas	3,463.32	20,000.00	(16,536.68)
Utilities - Internet / Internet	9,576.00	10,000.00	(424.00)
Utilities - Television / Television	335,240.00	320,000.00	15,240.00
Utilities - Water / Agua	320,466.07	289,653.33	30,812.74
Wages & Benefits / Nomina	2,079,765.26	2,268,111.08	(188,345.82)
Total Expenses / Gastos	8,719,984.48	8,526,750.28	193,234.20
Net Operating Income / Utilidad o Perdida	939,757.15	(87,849.54)	1,027,606.69
El Cantil (ECC Cozumel A.C.) Budget vs. Actuals Projects (Cash basis): Presupuesto vs Real Proyectos (Base en efectivo) January - December, 2022 / enero a diciembre, 2022			

	Prior to 1-Jan-22	Jan 1 - Dec 31, 2022	Estimate to complete	Total Estimate at Completion	Budget	Variance
	Antes de 1-ene-22	1-ene a 31-dec, 2022	Aprox para completer	Total aprox para completer	Presupuesto	Diferencia
Reserve fund income / Cuotas de fondo de reserva	-	1,836,602.17	-	-	1,819,896.00	16,706.17
Total Reserve Income / Total recibido	-	1,836,602.17	-	-	1,819,896.00	16,706.17
Projects Current / Proyectos Actuales						
Additional Sump Pump / Bomba de Achique Adicional	-	-	110,000.00	110,000.00	110,000.00	-
Balcony Edge Repairs 2023 / Reparación de Goteros 2023	-	-	800,000.00	800,000.00	800,000.00	-
New Laptop and 2 Screens for Cameras / Laptop Nuevo, 2 pantallas	-	-	45,000.00	45,000.00	45,000.00	-
Widen South Tower Gate / Hacer mas grande reja torre sur	-	-	55,000.00	55,000.00	55,000.00	-
Total Projects Current / Proyectos Actuales	-	-	1,010,000.00	1,010,000.00	1,010,000.00	-
Projects Finished / Proyectos completados						
Balcony Edge Repairs 2021 / Reparación de Goteros 2021	444,052.25	862,238.44	-	1,306,290.69	(Updated at Assembly) 1,306,290.68	0.01
Heat Pump #2 for Pool / Segunda Bomba de Calor para la piscina	268,456.60	-	-	268,456.60	225,000.00	43,456.60
Heat Pump for Hot Tub / Bomba de Calor para Jacuzzi	97,454.00	11,547.46	-	109,001.46	150,000.00	(40,998.54)
New Radios for Staff / Nuevos radios para empleados	-	31,339.26	-	31,339.26	35,000.00	(3,660.74)
PH-N Durarock Repair / Reparación de Durarock PH-N	-	189,538.65	-	189,538.65	189,538.65	-
Pier Splash Grate / Salpicadero	80,306.80	37,254.08	-	117,560.88	125,000.00	(7,439.12)
Structural Inspection and Structural Plans / Inspección e Planos Estructurales	25,453.99	25,453.99	-	50,907.98	60,000.00	(9,092.02)

Transformer Maintenance / Mantenimiento de Transformadores	-	38,860.00	-	38,860.00	50,000.00	(11,140.00)
Total Finished Projects / Total de proyectos completados	915,723.64	1,196,231.88	-	2,111,955.52	2,140,829.33	(28,873.81)
Approved Projects Awaiting Funding/ Proyectos Aprobados pero Esperando Fondo						
			Accumulated and Unspent / Acumulados pero no gastado	Accumulated To date / Acumulado hasta la fecha	Approved Assessment / Cuota extra ordinaria aprobado	
Prefunding for future beach side improvements / Fondo para mejoras futuras del lado del mar.	-	51,838.08	948,161.92	1,000,000.00	1,000,000.00	
Total Approved Projects Awaiting Funding/ Total Proyectos esperando fondo	-	51,838.08	948,161.92	1,000,000.00	1,000,000.00	
Net Profit Jan-Dec 2022 / Ganancia enero a diciembre 2022	-	588,532.21	-	-	-	

El Cantil (ECC Cozumel A.C.)	
Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo)	
January – December 2022 / enero a diciembre, 2022	
Revenue / Ingresos	1,099,972.00
Expenses / Gastos:	
Expenses on covered losses under deductible	-
Insurance Policy	(746,182.52)
Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida	353,789.48

El Cantil (ECC Cozumel A.C.)				
Fund Balance Change Report (Cash basis) /				
Reporte de Cambios de Saldos de Fondos (Base en efectivo)				
January – December 2022 / enero a diciembre 2022				
Description	Operating	Reserve	Insurance	Total
Descripción	Operativo	Reserva	Seguro	Total
Balance/ Saldo 31-Dec-2021	1,845,474.01	-131,210.25	4,280,663.20	5,994,926.96
Current Period / Periodo actual				
Profit Loss / Ganancia y Perdida	939,757.15	588,532.21	353,789.48	1,882,078.84
Foreign currency exchange / Tipo de cambio	(72,987.79)	(11,404.31)	(237,166.10)	(321,558.20)
Balance / Saldo 31-Dec-2022	2,712,243.37	445,917.65	4,397,286.58	7,555,447.60

El Cantil (ECC Cozumel A.C.)	
Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo)	
January – December 2022 / enero a diciembre 2022	
Net income or (loss) / Ganancia o (perdida)	
Operating Fund (Fondo operativo)	939,757.15
Reserve Fund (Fondo de reserva)	588,532.21

Insurance Fund (Fondo de seguro)	353,789.48
Total	1,882,078.84
Other sources or uses of cash / Otras fuentes o usos de efectivo	
Change in employee loans / Cambios a prestamos a empleados	(1,375.00)
Change in Credit to Owners Recorded as Prepaid Dues (Dec 2021) / Cambio en Credito a Propietarios registrados como cuotas prepagadas (Dic 2021)	(598,182.14)
Net cash operating / Neto de efectivo operative	1,282,521.70
Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	(321,558.20)
Balance 31-Dec-2021 / Saldo 31-dic-2021	5,995,426.96
Balance 30-Dec-2022 / Saldo 30-dic2022	6,956,390.46

El Cantil (ECC Cozumel A.C.) Cash Balance Report / Reporte de saldos December 31, 2022 / 31 de diciembre 2022			
Cibanco Operating Peso Account	1,290,359.39		
Cibanco Reserve Fund Pesos	193,608.67		
Monex pesos	67,887.66		
Monex USD	5,365,332.74	275,415.43	19.480872 exchange
Petty Cash/Caja chica	39,202.00		
Total	6,956,390.46		

Supplemental Information / Informacion Adicional

El Cantil (ECC Cozumel A.C.) Delinquent Dues and Penalties / Cuotas no pagadas y penalidades December 31, 2022 / 31 diciembre 2022					
Condo	Ordinary & Self Insurance Dues/ Cuotas ordinarias y cuotas de seguro	Reserve Dues/ Cuotas de reserva	Water bills / Gastos de agua	Consigned checks pmt applied / Cheques aplicados	Total
9AN	2,281,509.00	291,608.00	56,136.48	(1,608,166.92)	1,021,086.56
9BN	1,643,251.00	228,928.00	80,642.72	(1,880,462.61)	72,359.11

El Cantil (ECC Cozumel A.C.) Unpaid Dues Recovery Balance / Saldo de recobro de cuotas no pagadas	
December 31, 2018 / 31-diciembre-2018	522,998.99
December 31, 2019 / 31-diciembre-2019	1,163,642.98
4th Q 2020 Credits applied to owners / Creditos aplicados a los propietarios	-1,720,904.28
Balance 31-December -2020 / Saldo 31-diciembre-2020	11,912.69
Balance 31-March-2021 / Saldo 31-marzo-2021	190,498.69
Balance 30-June-2021 / Saldo 30-junio-2021	342,403.69
Balance 30-September-2021 / Saldo 30-septiembre-2021	486,826.00
4th Q 2021 Credits applied to owners / Creditos aplicados a los propietarios	-598,182.14
Balance 31-December-2021 / Saldo 31-diciembre-2021	42,763.86
Balance 31-March-2022 / Saldo 31-marzo-2022	154,320.00
Balance 30-June-2022 / Saldo 30-june-2022	346,836.00
Balance 30-September-2022 / Saldo 30-septiembre-2022	539,552.00
Balance 31-December-2022 / Saldo 31-diciembre-2022	732,268.01

El Cantil (ECC Cozumel A.C.) Prepaid Dues Balances / Saldos de cuotas prepagadas	
December 31, 2018 / 31-diciembre-2018	1,047,500.05
December 31, 2019 / 31-diciembre-2019	1,076,819.42
December 31, 2020 / 31-diciembre-2020	1,201,772.61

March 31, 2021 / 31-marzo-2021	1,012,419.12
June 30, 2021 / 30-june-2021	2,295,227.67
September 30, 2021 / 30-september-2021	2,096,879.30
December 31, 2021 / 31-diciembre-2021	3,106,838.46
March 31, 2022 / 31-marzo-2022	2,803,211.90
June 30, 2022 / 30-junio-2022	2,678,698.29
September 30, 2022 / 30-septiembre-2022	2,374,734.19
December 31, 2022 / 31-diciembre-2022	2,572,678.78

Resolution:

This point is approved by a **majority** of votes of those present that represent **98.2731% (Ninety-Eight Point Two Seven Three One Per Cent) in favor, 0.000% (Zero Per Cent) against and 1.7269 % (One Point Seven Two Six Nine Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

TWELFTH POINT.- In fulfillment of Point XII of the Agenda, in regard to the status of the collection of amounts owed by Units 9AN and 9B Rest (9BN), **Mr. Ashley Grant Sartison**, as a representative of **CBP Cozumel S.A. de C.V., Administrative Company of the Condominium Regime Property of "El Cantil"**, takes the floor and explains to all that both units are current with the payment of their dues to the Condominium Regime.

Having nothing to discuss regarding this point, the Assembly decided to move on to the next point.

THIRTEENTH POINT.- In fulfillment of point XIII of the Agenda, Discussion and/vote regarding the role of the Vigilance Committee in future discussions of legal matters related to 9AN and 9B-Rest (9BN); Taking the floor **Mr. Robert Donald Van De Vuurst** explains the role of the Vigilance Committee to assume or have in the discussions or settlements related to these matters? After a long, discussion **Mrs. Trisha Lee Kieckhafer** issues a motion so that the Vigilance Committee continue to keep the door open to receive communications from any owner or any of their representatives; As long as the Vigilance Committee does not initiate or negotiate, but only receives and decides if it is appropriate to pass communications to legal professionals. So that they can follow up at the same time and inform the owners when appropriate. The Assembly takes the following:

Resolution:

The Assembly decides to approve the motion presented by **Mrs. Trisha Lee Kieckhafer**, by a **majority** vote with **98.2731% (Ninety-Eight Point Two Seven Three One Per Cent) in favor, 0.000% (Zero Per Cent) against and 1.7269 % (One Point Seven Two Six Nine Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

FOURTEENTH POINT.- In fulfillment of point XIV of the agenda, regarding the discussion and approval of the General Budget for 2024 and Reserve Fund expenses. **Mr. Ashley Grant Sartison**, as a legal representative of **CBP Cozumel S.A. de C.V., Administrative Company of the Condominium Regime Property of "El Cantil"**, presents the next table of the General Budget for 2024 in Mexican pesos:

Category/Categoría
Water Income / Ingreso por Agua Potable
Accounting fees / Contador

Budget / Presupuesto 2023	Total 2023 Estimate at Complete / Total Estimado al fin del año	Budget / Presupuesto 2024
(200,000.00)	(236,199.44)	(248,009.41)
95,403.00	91,233.33	108,000.00

Administration – extraordinary / Administración - Extraordinario	254,400.00	254,400.00	254,400.00
Administration – ordinary / Administración - Ordinario	1,080,195.00	1,080,195.00	1,123,402.80
Bank charges / Cobros Bancarios	5,280.00	4,821.84	4,900.00
Fumigation / Fumigación	75,000.00	61,983.63	86,751.00
Legal expense / Gastos Legales	1,600,000.00	1,500,000.00	1,600,000.00
Office expense / Gastos de Oficina	50,400.00	47,999.65	49,000.00
R & M – Electrical / Electrico	45,000.00	100,592.81	50,000.00
R & M – Elevator / Elevador	370,800.00	383,551.08	402,728.64
R & M – General	378,000.00	270,757.51	350,000.00
R & M – Onity system / Sistema Onity	40,000.00	60,955.79	60,000.00
R & M – Painting / Pintura		44,930.80	47,000.00
R & M – Plumbing / Plomeria	150,000.00	14,619.21	70,000.00
R & M – Pool & Water Softener Salt / Piscina y Sal	360,000.00	340,031.88	355,000.00
Security / Seguridad	261,000.00	259,239.37	324,000.00
Small tools / Herramientas	24,000.00	18,000.00	20,000.00
Taxes – Federal Zone / Impuestos Zona Ferderal	272,400.00	220,303.79	265,908.00
Taxes – Pier Concession / Impuestos Concesion de Muelle	174,000.00	-	200,000.00
Taxes – IVA & ISR / Impuestos IVA y ISR	290,400.00	296,141.33	300,000.00
Uniforms / Uniformes	30,000.00	65,157.20	50,000.00
Utilities – Electricity / Servicios - Electricidad	600,000.00	562,476.00	590,599.80
Utilities – Gas / Servicios - Gas	5,000.00	10,000.00	10,000.00
Utilities – Internet / Servicios - Internet	10,000.00	9,576.00	10,000.00
Utilities – Television / Servicios - Televisión	332,340.00	348,000.00	348,000.00
Utilities – Water / Servicios - Agua	414,000.00	306,610.33	321,940.85
Wages & benefits / Nomina	2,926,500.00	2,672,888.15	3,219,150.00
Total Expenses / Total Gastos	9,884,118.00	9,024,464.71	10,220,781.09
Total Income and Expenses / Total de Ingreso y Gastos	9,684,118.00	8,788,265.27	9,972,771.67
Difference to 2023 Budget (Expenses) / Diferencia entre Presupuesto 2023 (Gastos)			
		859,653.29	(336,663.09)
Total Income and Expense Difference / Total Ingreso y Gasto Diferencia			
		895,852.73	(288,653.67)

Approved Budget Amt 2024 / Presupuesto aprobado 2024			9,972,771.67
Condo	Proindiviso	Operating Annual / Cuotas Ordinarias Anual	Quarterly Ordinary / Cuotas Ordinarias por Trimestre
LAS	0.02203	219,700.16	54,925.04
LBS	0.016132	160,880.75	40,220.19
LCS	0.024103	240,373.72	60,093.43
3AS	0.022326	222,652.10	55,663.03
3BS	0.016852	168,061.15	42,015.29
3CS	0.023182	231,188.79	57,797.20
4AS	0.021815	217,556.01	54,389.00
4BS	0.01738	173,326.77	43,331.69
4CS	0.023359	232,953.97	58,238.49
5AS	0.021847	217,875.14	54,468.79
5BS	0.017415	173,675.82	43,418.95
5CS	0.02337	233,063.67	58,265.92
6AS	0.021887	218,274.05	54,568.51
6BS	0.017026	169,796.41	42,449.10
6CS	0.023685	236,205.10	59,051.27
7AS	0.022577	225,155.27	56,288.82

7BS	0.017447	173,994.95	43,498.74
7CS	0.023299	232,355.61	58,088.90
PHAS	0.02953	294,495.95	73,623.99
PHBS	0.01126	112,293.41	28,073.35
PHCS	0.030356	302,733.46	75,683.36
LAN	0.015286	152,443.79	38,110.95
LBN	0.011786	117,539.09	29,384.77
LCN	0.012068	120,351.41	30,087.85
LDN	0.018888	188,365.71	47,091.43
2AN	0.023382	233,183.35	58,295.84
2BN	0.018052	180,028.47	45,007.12
2CN	0.019609	195,556.08	48,889.02
3AN	0.023382	233,183.35	58,295.84
3BN	0.018052	180,028.47	45,007.12
3CN	0.019609	195,556.08	48,889.02
4AN	0.023382	233,183.35	58,295.84
4BN	0.018052	180,028.47	45,007.12
4CN	0.019609	195,556.08	48,889.02
5AN	0.023382	233,183.35	58,295.84
5BN	0.018052	180,028.47	45,007.12
5CN	0.019609	195,556.08	48,889.02
6AN	0.023382	233,183.35	58,295.84
6BN	0.018052	180,028.47	45,007.12
6CN	0.019609	195,556.08	48,889.02
7AN	0.016601	165,557.98	41,389.50
7BN	0.011249	112,183.71	28,045.93
7CN	0.012563	125,287.93	31,321.98
7DN	0.019682	196,284.09	49,071.02
PHAN	0.023382	233,183.35	58,295.84
PHBN	0.018052	180,028.47	45,007.12
PHCN	0.019609	195,556.08	48,889.02
9AN	0.038511	384,061.41	96,015.35
9BN	0.030233	301,506.81	75,376.70
Total	100%	9,972,801.59	2,493,200.40

The dues deposit will be made as per the following bank wire transfer information:

Payment Instructions Instrucciones de Pago



Payment Instructions for common area dues for El Cantil:	Instrucciones de pago de cuotas de área común para condominios El Cantil:
Option 1 – Pay in Pesos or USD by national wire to Monex dollar or peso account in <u>Mexico</u> .	Opción 1 – Pago en pesos o dolares por transferencia nacional a la cuenta en dolares o pesos de Monex en <u>Mexico</u> .
BANCO MONEX S.A. INSTITUCION DE BANCA MULTIPLE, MONEX GRUPO FINANCIERO NAME /NOMBRE: ECC COZUMEL AC CUENTA / CLABE : 1121800000 - 2720894 – 9	
Option 2 – Pay by USA national wire in USD to Monex's from bank account in the <u>USA</u> .	Opción 2 – Pago en USD por transferencia nacional a cuenta de Monex en los <u>Estados Unidos</u>

Beneficiary Account: BANCO MONEX SA Address/Dirección: Av. Paseo de la Reforma 284 Piso 15 Colonia Juárez, Delegación Cuauhtémoc CP 06600 Mexico, D.F Account: 8901003158 ABA: 021000018 SWIFT: IRVTUS3N Bank: BANK OF NEW YORK MELLON Bank Address: 1 WALL STREET NEW YORK, NY ZIP CODE 10286	
Important – You must add this information to the wire! / Importante – Es necesario incluir esta información en la transferencia: FCC: ECC COZUMEL AC / 2720894	
Option 3 – Pay by international wire in PESOS to Monex in <u>Mexico</u> from bank accounts outside of Mexico.	Opción 3 – Pagar por transferencia internacional a Monex en Mexico en PESOS de cuentas bancarias afuera de Mexico.
Beneficiary/Titular: ECC Cozumel AC Account/Cuenta: 2720894 CLABE: 112180000027208949 Bank/Banco: Banco Monex SA SWIFT: MONXMXMM Address/Dirección: Av. Paseo de la Reforma 284 Piso 15 Colonia Juárez, Delegación Cuauhtémoc CP 06600 Mexico, D.F	
Option 4 – Pay by national wire, cash or check in PESOS to CiBanco in <u>Mexico</u>	Opción 4 – Pago en PESOS por transferencia nacional, efectivo o cheque a cuenta de CiBanco en <u>Mexico</u>
Banco: CiBanco Titular: ECC COZUMEL, A.C. # DE CUENTA: 00001257919 CLABE: 143180000012579199	
If you have any questions regarding your statement or payment, please email: eccadmin@cbpcozumel.com	Si tiene alguna pregunta de su estado de cuenta o pagos, favor de mandar un correo a: eccadmin@cbpcozumel.com

After a long question and answer session, the Assembly takes the next:

Resolution:

The table presented for the budget of 2024 is approved by a **Majority** of votes of those present that represent **96.1719% (Ninety-Six Point One Seven One Nine Per Cent)** in favor, **0.000% (Zero Per Cent)** against and **3.8281% (Three Point Eight Two Eight One Per Cent)** abstain, of the votes of the undivided interest in relation to the Master Condominium.

Subsequently, **Mr. Ashley Grant Sartison** proceeds to explain the details of the insurance fund and presents the next tables of the Insurance Fund for 2024 in Mexican pesos:

Category/Categoría	Budget / Presupuesto 2023	Budget / Presupuesto 2024	Comments / Nota
Insurance Fund / Fondo para Seguro	1,100,000.00	1,100,000.00	
Insurance Policy / Poliza de Seguro	850,353.52	850,353.52	Aprox
Contribution to Insurance Fund / Contribución Fondo de Seguro	249,646.48	249,646.48	Aprox

Approved Budget for insurance 2024 / Presupuesto aprobado para seguro 2024			1,100,000.00
Condo	Proindiviso	Insurance Annual/ Fondo de Seguro Anual	Quarterly Insurance / Fondo de Seguro pago trimestral
LAS	0.02203	24,233.00	6,058.25
LBS	0.016132	17,745.20	4,436.30
LCS	0.024103	26,513.30	6,628.33
3AS	0.022326	24,558.60	6,139.65
3BS	0.016852	18,537.20	4,634.30
3CS	0.023182	25,500.20	6,375.05
4AS	0.021815	23,996.50	5,999.13
4BS	0.01738	19,118.00	4,779.50
4CS	0.023359	25,694.90	6,423.73
5AS	0.021847	24,031.70	6,007.93
5BS	0.017415	19,156.50	4,789.13
5CS	0.02337	25,707.00	6,426.75
6AS	0.021887	24,075.70	6,018.93
6BS	0.017026	18,728.60	4,682.15
6CS	0.023685	26,053.50	6,513.38
7AS	0.022577	24,834.70	6,208.68
7BS	0.017447	19,191.70	4,797.93
7CS	0.023299	25,628.90	6,407.23
PHAS	0.02953	32,483.00	8,120.75
PHBS	0.01126	12,386.00	3,096.50
PHCS	0.030356	33,391.60	8,347.90
LAN	0.015286	16,814.60	4,203.65
LBN	0.011786	12,964.60	3,241.15
LCN	0.012068	13,274.80	3,318.70
LDN	0.018888	20,776.80	5,194.20
2AN	0.023382	25,720.20	6,430.05
2BN	0.018052	19,857.20	4,964.30
2CN	0.019609	21,569.90	5,392.48
3AN	0.023382	25,720.20	6,430.05
3BN	0.018052	19,857.20	4,964.30
3CN	0.019609	21,569.90	5,392.48
4AN	0.023382	25,720.20	6,430.05
4BN	0.018052	19,857.20	4,964.30
4CN	0.019609	21,569.90	5,392.48
5AN	0.023382	25,720.20	6,430.05
5BN	0.018052	19,857.20	4,964.30
5CN	0.019609	21,569.90	5,392.48
6AN	0.023382	25,720.20	6,430.05
6BN	0.018052	19,857.20	4,964.30
6CN	0.019609	21,569.90	5,392.48
7AN	0.016601	18,261.10	4,565.28
7BN	0.011249	12,373.90	3,093.48
7CN	0.012563	13,819.30	3,454.83
7DN	0.019682	21,650.20	5,412.55
PHAN	0.023382	25,720.20	6,430.05
PHBN	0.018052	19,857.20	4,964.30
PHCN	0.019609	21,569.90	5,392.48
9AN	0.038511	42,362.10	10,590.53
9BN	0.030233	33,256.30	8,314.08
Total	100%	1,100,003.30	275,000.83

The dues deposit will be made as per the following bank wire transfer information:

Payment Instructions Instrucciones de Pago



Payment Instructions for common area dues for El Cantil:		Instrucciones de pago de cuotas de área común para condominios El Cantil:	
Option 1 – Pay in Pesos or USD by national wire to Monex dollar or peso account in <u>Mexico</u> .		Opción 1 – Pago en pesos o dolares por transferencia nacional a la cuenta en dolares o pesos de Monex en <u>Mexico</u> .	
BANCO MONEX S.A. INSTITUCION DE BANCA MULTIPLE, MONEX GRUPO FINANCIERO NAME /NOMBRE: ECC COZUMEL AC CUENTA / CLABE : 1121800000 - 2720894 – 9			
Option 2 – Pay by USA national wire in USD to Monex’s from bank account in the <u>USA</u> .		Opción 2 – Pago en USD por transferencia nacional a cuenta de Monex en los <u>Estados Unidos</u>	
Beneficiary Account: BANCO MONEX SA Address/Dirección: Av. Paseo de la Reforma 284 Piso 15 Colonia Juárez, Delegación Cuauhtémoc CP 06600 Mexico, D.F. Account: 8901003158 ABA: 021000018 SWIFT: IRVTUS3N Bank: BANK OF NEW YORK MELLON Bank Address: 1 WALL STREET NEW YORK, NY ZIP CODE 10286 Important – You must add this information to the wire! / Importante – Es necesario incluir esta información en la transferencia: FCC: ECC COZUMEL AC / 2720894			
Option 3 – Pay by international wire in PESOS to Monex in <u>Mexico</u> from bank accounts outside of Mexico.		Opción 3 – Pagar por transferencia internacional a Monex en Mexico en PESOS de cuentas bancarias afuera de Mexico.	
Beneficiary/Titular: ECC Cozumel AC Account/Cuenta: 2720894 CLABE: 112180000027208949 Bank/Banco: Banco Monex SA SWIFT: MONXMXMM Address/Dirección: Av. Paseo de la Reforma 284 Piso 15 Colonia Juárez, Delegación Cuauhtémoc CP 06600 Mexico, D.F.			
Option 4 – Pay by national wire, cash or check in PESOS to CiBanco in <u>Mexico</u>		Opción 4 – Pago en PESOS por transferencia nacional, efectivo o cheque a cuenta de CiBanco en <u>Mexico</u>	
Banco: CiBanco Titular: ECC COZUMEL, A.C. # DE CUENTA: 00001257919 CLABE: 143180000012579199			

If you have any questions regarding your statement or payment, please email: eccadmin@cbpcozumel.com	Si tiene alguna pregunta de su estado de cuenta o pagos, favor de mandar un correo a: eccadmin@cbpcozumel.com
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After a long question and answer session, the Assembly takes the next:

Resolution:

The table of the Insurance Fund is approved by a **Majority** of votes of those present that represent **96.1719% (Ninety-Six Point One Seven One Nine Per Cent) in favor, 0.000% (Zero Per Cent) against and 3.8281% (Three Point Eight Two Eight One Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

In this moment, **Mr. Ashley Grant Sartison proceeds to explain the details of the reserve fund** and presents the next table for the Reserve Fund in Mexican pesos:

El Cantil (ECC Cozumel A.C.)					
Reserve Fund Projects / Proyectos del Fondo de Reserva					
Reserve Fund Balance Sept 30, 2023 / Saldo del Fondo de Reserva 30-sept-2023				1,198,171.01	
Reserve Funds to be billed 4th Qtr / Cuotas de reserva por recibir en 4o trim.				386,364.54	
Subtotal of funds on hand for projects 2024 / Subtotal de fondos de reserva 2024				1,584,535.55	
	Spent through September 30, 2023 / Total gastado hasta el 30-sept-2023	Estimate at Completion / Aprox Para Completar	Reserve Funds Required / Fondo de Reserva Requeridos	Approved Budget / Presupuesto Aprobado	Comments / Comentarios
APPROVED PROJECTS / PROYECTOS APROBADOS					
Additional Sump Pump / Bomba de Achique Adicional		110,000.00	110,000.00	110,000.00	
Balcony Edge Repairs 2023 / Reparación de Goteros 2023	248,255.70	700,000.00	451,744.30	700,000.00	
New Laptop and Screens for Cameras / Laptop Nuevo, pantallas	28,911.20	40,000.00	11,088.80	40,000.00	
Subtotal Current Projects / Proyectos Aprobados	277,166.90	850,000.00	572,833.10	850,000.00	
Approved Projects Awaiting Funding / Proyecto Aprobados pero esperando fondeo		Addition current year funding / Fondos adicionales del presente año	Accumulated and Unspent / Acumulado pero no gastado		
New lighting for entire pool/beach area/Iluminación nueva para área de la alberca/playa	-	-	-	-	
Pool area deck / Pisos del área de la alberca	-	-	-	-	
Railings LDN to Palace/Barandales LDN a Palace	-	-	-	-	

Prefunding for future beach side improvements / Fondo para morjoas futuras del lado del mar.	51,838.08		948,161.92	1,000,000.00	Ballpark Estimate 9,000,000 pesos (\$450,000 USD)
Subtotal On Hold Projects / Proyectos Suspendidos	51,838.08	-	948,161.92	1,000,000.00	
NEW PROPOSED PROJECTS/PROYECTOS NUEVOS					
AC Platform Repairs / Reparación de plataformas de los AA	-	-	280,000.00	280,000.00	
Audit / Auditoria	-	-	150,000.00	150,000.00	
Cameras for All Elevators / Cameras para todos lo elevadores	-	-	60,000.00	60,000.00	
CFE Usage Upgrade Fee / Convenio Subestacion Norte	-	-	300,000.00	300,000.00	Rough estimate
Balcony Edge Repairs 2024 / Reparación de Goteros 2024	-	-	700,000.00	700,000.00	15 edges north / 11 Edges south
Elevator Repairs / Reparaciones al elevador	-	-	150,000.00	150,000.00	Otis Parts and Repair to Rusting Floor Elev#1
New Doors for Generator / Puertas nuevas para planta	-	-	25,000.00	25,000.00	
Roof Sealing R&M / Impermeabilización del Techo	-	-	60,000.00	60,000.00	
Stainless Steel Base for Pier Tires / Base de acero inoxidable para muelle	-	-	35,000.00	35,000.00	
Subtotal New Projects / Proyectos Nuevos	-	-	1,760,000.00	1,760,000.00	
REJECTED PROJECTS/PROYECTOS RECHAZADOS					
Lobby Security Upgrade / Puertas para Lobby	-	-	-	-	
Heat Pump / Bomba de calor	-	-	-	-	
Subtotal On Hold Projects / Proyectos Suspendidos	-	-	-	-	
Subtotal of funds needed for projects / Subtotal que se necesita para proyectos			3,280,995.02		
Subtotal of funds needed for projects less balance on hand / Subtotal proyectos menos fondos actuales			1,696,459.47		
Target Fund Balance / Balance al terminar proyectos			-		Estimated ending balance after finishing all approved projects.

Assessment required to fund approved projects and Fund balance target / Cuota extra ordinaria aprobado para fondear proyectos y balance deseado del fondo de reserva			1,696,459.47	
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Approved Budget for Reserve Fund Projects 2024 / Presupuesto aprobado para Proyectos del Fondo de Reserva 2024			1,696,459.47
Condo	Proindiviso	Reserve Annual / Fondo extraordinaria de reserva anual	Quarterly Reserve Fund / Fondo extraordinaria para fondo de reserva trimestral
LAS	0.02203	37,373.00	9,343.25
LBS	0.016132	27,367.28	6,841.82
LCS	0.024103	40,889.76	10,222.44
3AS	0.022326	37,875.15	9,468.79
3BS	0.016852	28,588.73	7,147.18
3CS	0.023182	39,327.32	9,831.83
4AS	0.021815	37,008.26	9,252.07
4BS	0.01738	29,484.47	7,371.12
4CS	0.023359	39,627.60	9,906.90
5AS	0.021847	37,062.55	9,265.64
5BS	0.017415	29,543.84	7,385.96
5CS	0.02337	39,646.26	9,911.56
6AS	0.021887	37,130.41	9,282.60
6BS	0.017026	28,883.92	7,220.98
6CS	0.023685	40,180.64	10,045.16
7AS	0.022577	38,300.97	9,575.24
7BS	0.017447	29,598.13	7,399.53
7CS	0.023299	39,525.81	9,881.45
PHAS	0.02953	50,096.45	12,524.11
PHBS	0.01126	19,102.13	4,775.53
PHCS	0.030356	51,497.72	12,874.43
LAN	0.015286	25,932.08	6,483.02
LBN	0.011786	19,994.47	4,998.62
LCN	0.012068	20,472.87	5,118.22
LDN	0.018888	32,042.73	8,010.68
2AN	0.023382	39,666.62	9,916.65
2BN	0.018052	30,624.49	7,656.12
2CN	0.019609	33,265.87	8,316.47
3AN	0.023382	39,666.62	9,916.65
3BN	0.018052	30,624.49	7,656.12
3CN	0.019609	33,265.87	8,316.47
4AN	0.023382	39,666.62	9,916.65
4BN	0.018052	30,624.49	7,656.12
4CN	0.019609	33,265.87	8,316.47
5AN	0.023382	39,666.62	9,916.65
5BN	0.018052	30,624.49	7,656.12
5CN	0.019609	33,265.87	8,316.47
6AN	0.023382	39,666.62	9,916.65
6BN	0.018052	30,624.49	7,656.12
6CN	0.019609	33,265.87	8,316.47
7AN	0.016601	28,162.92	7,040.73
7BN	0.011249	19,083.47	4,770.87
7CN	0.012563	21,312.62	5,328.16
7DN	0.019682	33,389.72	8,347.43

PHAN	0.023382	39,666.62	9,916.65
PHBN	0.018052	30,624.49	7,656.12
PHCN	0.019609	33,265.87	8,316.47
9AN	0.038511	65,332.35	16,333.09
9BN	0.030233	51,289.06	12,822.26
Total	100%	1,696,464.56	424,116.14

The dues deposit will be made as per the following bank wire transfer information:

Payment Instructions Instrucciones de Pago



Payment Instructions for common area dues for El Cantil:	Instrucciones de pago de cuotas de área común para condominios El Cantil:
Option 1 – Pay in Pesos or USD by national wire to Monex dollar or peso account in <u>Mexico</u> .	Opción 1 – Pago en pesos o dolares por transferencia nacional a la cuenta en dolares o pesos de Monex en <u>Mexico</u> .
BANCO MONEX S.A. INSTITUCION DE BANCA MULTIPLE, MONEX GRUPO FINANCIERO NAME /NOMBRE: ECC COZUMEL AC CUENTA / CLABE : 1121800000 - 2720894 – 9	
Option 2 – Pay by USA national wire in USD to Monex's from bank account in the <u>USA</u> .	Opción 2 – Pago en USD por transferencia nacional a cuenta de Monex en los <u>Estados Unidos</u>
Beneficiary Account: BANCO MONEX SA Address/Dirección: Av. Paseo de la Reforma 284 Piso 15 Colonia Juárez, Delegación Cuauhtémoc CP 06600 Mexico, D.F. Account: 8901003158 ABA: 021000018 SWIFT: IRVTUS3N Bank: BANK OF NEW YORK MELLON Bank Address: 1 WALL STREET NEW YORK, NY ZIP CODE 10286 Important – You must add this information to the wire! / Importante – Es necesario incluir esta información en la transferencia: FCC: ECC COZUMEL AC / 2720894	
Option 3 – Pay by international wire in PESOS to Monex in <u>Mexico</u> from bank accounts outside of Mexico.	Opción 3 – Pagar por transferencia internacional a Monex en Mexico en PESOS de cuentas bancarias afuera de Mexico.
Beneficiary/Titular: ECC Cozumel AC Account/Cuenta: 2720894 CLABE: 112180000027208949 Bank/Banco: Banco Monex SA SWIFT: MONXMXMM Address/Dirección: Av. Paseo de la Reforma 284 Piso 15 Colonia Juárez, Delegación Cuauhtémoc CP 06600 Mexico, D.F.	
Option 4 – Pay by national wire, cash or check in PESOS to CiBanco in <u>Mexico</u>	Opción 4 – Pago en PESOS por transferencia nacional, efectivo o cheque a cuenta de CiBanco en <u>Mexico</u>

Banco: CiBanco Titular: ECC COZUMEL, A.C. # DE CUENTA: 00001257919 CLABE: 143180000012579199	
If you have any questions regarding your statement or payment, please email: eccadmin@cbpcozumel.com	Si tiene alguna pregunta de su estado de cuenta o pagos, favor de mandar un correo a: eccadmin@cbpcozumel.com

After a long question and answer session, the Assembly takes the next:

Resolution:

The table of the Reserve Fund Expenses is approved by a **Majority** of votes of those present that represent **93.4765% (Ninety-Three Point Four Seven Six Five Per Cent) in favor, 0.000% (Zero Per Cent) against** and **6.5235% (Six Point Five Two Three Five Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

FIFTEENTH POINT.- In fulfillment of point XV of the agenda, they proceed with a discussion and Ratification of the Administrator.

Mr. Gregory Nathan Hanson issues a motion to ratify the company CBP Cozumel S.A. DE C.V. as the company in charge of the Administration of the PROPERTY IN CONDOMINIUM REGIME “EL CANTIL” PRIVATE UNIT ONE AND PRIVATE UNIT TWO AND SUB-REGIMES EL CANTIL SUR AND EL CANTIL NORTE”, along with all the powers bestowed to them in the Regime’s Assembly of July 16th, 2015, protocolized by means of deed number 1026, Volume V, book A, of July 20th, 2015, attested by Notary 56 of the State of Quintana Roo and rightly inscribed at the Public Registry of Property and Commerce of the State of Quintana Roo, Registrar Office in Cozumel, on July 29th, 2015, under the folio numbers 14496 and 14164, analyzed by Fabiola A. Cortez Esquivel, registered and authorized by Attorney Heidy Angulo Villanueva as delegate of the Public Registry of Property and Commerce of the State of Quintana Roo in Cozumel.

Same powers that are attached as reference only:

A.- GENERAL POWER FOR LITIGATION AND COLLECTIONS, with all the general and special authorities that require a specific clause pursuant to law, in terms of the first paragraph of article two thousand five hundred and fifty-four of the Federal Civil Code, two thousand eight hundred and ten of the Civil Code for the State of Quintana Roo, and its correlatives of other Codes of the States of the Mexican Republic.

B.- GENERAL POWER TO ADMINISTER ASSETS, in terms of the second paragraph of article two thousand five hundred and fifty four of the Federal Civil Code, two thousand eight hundred and ten of the Civil Code for the State of Quintana Roo, and it's correlatives of other Codes of the States of the Mexican Republic and for the representative, in name and representation of the company is able to make with the Tax office (Secretaria de Hacienda y Credito Publico), with (Servicio de Administración Tributaria) and any other of the Federal, State, or Municipal governmental office, all types of actions specially of a fiscal or administrative character, including among them: getting a Tax identification Number, obtaining the Certificate of fiscal identification for the company, as well as the digital certificate, do the errands in order to create the electronic advanced signature; present declarations, notices, informs, promotions, requests and notices in front of authorities as well as fiscal pronouncements; process returns and compensations of taxes that the granter company generates; likewise receive notices and attend to all types of summons in front of the fiscal authorities.

C.- GENERAL POWER FOR LITIGATIONS AND COLLECTIONS IN LABOR MATTERS AND TO ADMINISTER ASSETS IN LABOR MATTERS, in accordance with Article 2554 (two thousand five hundred and fifty four) of the Federal Civil Code, two thousand eight hundred and ten of the Civil Code for the State of Quintana Roo, and it's correlatives of other Codes of the States of the Mexican Republic with all general faculties related to the execution of the mandate, as well as the special ones that require a specific clause pursuant to law, among the ones naming but not limiting them: we can quote the following: to contract, to contract before arbitrators, to articulate and release statements, to acknowledge signatures and documents, to make and receive payments, to consent in sentences, having the proxies faculties to contract and fire workers and employees of the company and being able sign all types of labor contracts and fees for services provided, all types of agreement as per the termination of such contracts. Likewise the proxy can appear in front of any labor authority, especially hearings in the conciliatory stage of the process and celebrate agreements with such audiences’ that could occur, being able to

represent the association as boss in terms of Articles 9, 11, 523, 692 Fraction II and 873 to 876 and all correlatives of the Federal Labor Law, in all stages of the process and finally represent the association in front of individuals and in front of all Labor authorities, Conciliation and Arbitrary, being those Federal, Local or Municipal and in General for them to be able to have part in any litigation or collection doing and administration acts in labor matters, owning and having the most ample faculties even if they require a special clause. Likewise, the proxies will be able to represent the company in front of National Institute of Housing for the Workers (INFONAVIT), Social Security Department (IMSS) and all other institutes where the workers of the company will have to be registered, to be able to make requests and the necessary processes for the resolution of matters that come up, in which they will appear with character of legal representatives of the commanding company to be able to process all the necessary things to be able to add or remove workers and make all sorts of activities to be able to register them or cancel registration in such institutes and corresponding registries.

D.- POWER TO SIGN ENTITLEMENTS AND CREDIT OPERATIONS (THIS IS: CHECKS OR OTHER SIMILARS), to sign, accept, issue, cash, cancel, credit documents, open/close bank accounts of any type including checking accounts, in national currency or in dollars, within the national territory or abroad, being able to authorize who they seem convenient, by means of an specific special power, in accordance to bank laws, necessary to be able to sing and make and issue checks, and in general, being able to act in anything related to the rights and obligations that result from all types of entitlements and credit operations in terms of article Nine of the General Law of Entitlements and credit operations.

Mr. Ashley Grant Sartison, being present at this Assembly, credits his personality as legal representative of CBP Cozumel, S.A. of C.V. through a certified copy of deed number 1477, Volume VIII, Book B dated September 7th, 2016, passed before the Notary Public 56 of the State of Quintana Roo, in which it is stated that CBP Cozumel, S.A. of C.V. granted him powers to represent said company as sole administrator, granting him the broadest faculties to administer it and enter into all kinds of acts, operations, agreements and contracts related to its purposes, including those called of strict ownership, with all the faculties of a general representative for the administration of assets, domain acts and for lawsuits and collections, with all the general and special powers also for those that require a special clause in accordance with the law.

With **36 Votes in favor, 0 against and 1 Abstention** from the **37 Units present of the total of 49 Units**, the Assembly approves the ratification of CBP Cozumel S.A. of C.V. as Administration company of the Condominium Regime. Being present Mr. Ashley Grant Sartison, as legal representative of CBP Cozumel S.A. de C.V., Administration company, promises to continue in its position and to perform it correctly. Consequently, this Assembly recognizes each and every one of the legal acts that the Administrator of the Condominium Regime has carried out since July 16, 2015, approves those that it is carrying out and authorizes those that it carries out in the future until the end of its assignment.

SIXTEENTH POINT.- In fulfillment of point XVI of the agenda, the Assembly decides over the following general business:

- a) **Discussion and/or vote regarding the locations of the Camera Surveillance System. Mr. Anthony Ray Boatwright Jr.** makes a motion for the installation of cameras in elevators and other locations in accordance with the diagrams presented to the assembly and attached to these minutes as **Attachment E**. This motion is approved by a **majority** of votes present that represent **93.6805% (Ninety-Three Point Six Eight Zero Five Percent) in favor, 0.000% (Zero Percent) against and 6.3095% (Six Point Three Zero Nine Five Percent) abstain**, from the votes of the undivided interest in relation to the Master Condominium Regime.
- b) **Discussion and/or vote regarding the request of the owner of the LCS unit (LC South) to put a type of outdoor kitchen on his balcony.** The owner presents the exact diagram to the assembly. The Assembly, having nothing to discuss regarding this matter, moves on to the next point.
- c) **Discussion and/or vote regarding the request of the owner of the LCS unit (LC South) to install his anticyclonic curtains at the edge of his balcony.** The Assembly, having nothing to discuss regarding this matter, moves on to the next point.
- d) **Discussion and/or vote regarding the request of the owner of Unit 3CS (3C South) to install the condensers next to the window of 3CS.** The Assembly, having nothing to discuss regarding this matter, moves on to the next point.

SEVENTEENTH POINT.- In fulfillment of point XVII of the agenda, the Assembly proposes as special agent of the same, **Mr. Ashley Grant Sartison** to issue the required certified copies of this Assembly and to protocolize the present minutes and register them before any legal authority, if necessary, the resolutions taken in this Assembly.

The assembly approves this motion by a **majority vote** of those present that represent **95.0174% (Ninety-Five Point Zero One Seven Four Per Cent) in favor, 0.000% (Zero Per Cent) against and 4.5826% (Four Point Five Eight Two Six Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

EIGHTEENTH POINT.- In fulfillment of point XVIII of the agenda, having no further matters to discuss they proceed with the adjournment of the Assembly and to conclude the drafting of the present minutes, the reading of such and once approved they are signed by the President, the Secretary and the designated Vote Tellers.

The following documents are attached to the present minutes:

ATTACHMENT A- AGENDA
ATTACHMENT B- ATTENDANCE LIST
ATTACHMENT C- POWERS
ATTACHMENT D- REPORT OF IC ABOGADOS S.C.
ATTACHMENT E- DIAGRAM OF LOCATION OF SURVEILLANCE CAMERAS

The meeting that was held in **Second Call** was adjourned being **4:47 PM (Sixteenth Hours with Forty-Seven Minutes)** of the **10th day of November of the year Two Thousand Twenty-Three**.

CHAIRMAN
Mr. Robert Donald Van De Vuurst

SECRETARY
Attorney Johana Margarita Rodriguez Romero

VOTE TELLER
Mrs. Paula Lynne French

VOTE TELLER
Mrs. Martina Lee Hanson

****Signatures will be on the Spanish version**