

## ORDINARY GENERAL ASSEMBLY OF "ECC COZUMEL A.C."

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In the city of Cozumel, Quintana Roo, at **6:00 PM EIGHTEEN HOURS** on the **FOURTEENTH DAY OF NOVEMBER OF THE YEAR TWO THOUSAND AND TWENTY-THREE**, the associates of the legal entity called ECC COZUMEL A.C. met at **THE KUZAM BUSINESS CENTER EVENT HALL LOCATED ON 7 SUR STREET NUMBER 8505 BETWEEN 85 AVENUE AND 85 BIS AVENIDA COLONIA REPLOBLADORES COZUMEL QUINTANA ROO**, THE ASSOCIATES OF THE LEGAL ENTITY CALLED **ECC COZUMEL A.C.**, which are mentioned in the attendance list duly signed by the attendees that is added to the file of the minutes of this assembly as **Annex A**, to hold **on first call** an ordinary general meeting of **ECC COZUMEL A.C.**, to which they were previously and duly summoned by means of a call made on the **thirteenth day of the month of October of the year Two Thousand and Twenty-five**, in accordance with the Statutes of the Association, which is added to this Minutes of Assembly as **Annex B**.

And in accordance with the call, they gave the Eighteen Hours (6:00 PM) of the day indicated therein having sufficient legal quorum, this is declared established in **the first call**.

After having carried out the due accreditation of the members present, Mr. Robert Donald Van De **Vuurst** was appointed to act as **President of the Assembly** and Mrs. Johana Margarita Rodríguez Romero **to act as Secretary of the Assembly**.

The President of the Assembly appointed the **Tellers: Paula Lynne French and Martina Lee Hanson** who, after accepting their position, proceeded to review the attendance list of the associates who accredit their personality and right to attend this Assembly; and they noted that **37 associates were present at the Assembly** out of the total number of current members, which are 49.

Based on the certification issued by the tellers, the **President** of the Assembly, in accordance with Article **Seventeen** of the Articles of Incorporation, declared the Assembly legally installed on **first call** and the agreements reached by it as valid, all the associates, including absentees and dissidents, being bound for that purpose.

The **President** of the Assembly then read the proposed agenda for this Assembly, which is transcribed below:

### "ORDEN DEL DÍA"

- I- Acreditación de los presentes, así como los representantes legales y apoderados asistentes. [**VERIFICATION OF ATTENDEES AND PROXIES**]
- II- Designación del Presidente de la Asamblea, Secretario y de dos escrutadores. [**ELECTION OF PRESIDENT, SECRETARY AND "VOTE TELLERS"**]
- III- Certificación de la Lista de asistencia por los escrutadores. "**ROLL CALL AND CERTIFICATION OF THE VOTE TELLERS OF THOSE IN ATTENDANCE"**]
- IV- Declaración que hará el Presidente de la Asamblea, de estar o no legalmente constituida la Asamblea. [**CALL TO ORDER OF THE MEETING**]
- V- Lectura y aprobación del Orden del Día. [**READING AND APPROVAL OF THE AGENDA**]
- VI- Acreditación de nuevos Asociados. [**VERIFICATION OF NEW MEMBERS OF THE ASSOCIATION, IF THERE ARE NEW ONES**]

- VII- Ratificación de las Minutas del año 2024 [**RATIFICACIÓN OF MINUTES OF 2024**].
- VIII- Lectura y reconocimiento de los acuerdos tomados anteriormente en la Asamblea de Condóminos del Condominio "EL CANTIL" UNIDAD PRIVATIVA UNO Y PRIVATIVA DOS Y SUBRÉGIMENES EL CANTIL TORRE SUR Y EL CANTIL TORRE NORTE, la cual empezó en la mañana del 14 de noviembre del 2025. [**READING AND ACKNOWLEDGEMENT OF THE ITEMS APPROVED EARLIER BY MEANS OF EL CANTIL CONDOMINIUM REGIME ASSEMBLY THAT STARTED NOV. 14, 2025**]
- IX- Lectura y reconocimiento del presupuesto para el 2026 aprobado en la Asamblea de Condóminos del Condominio "EL CANTIL" UNIDAD PRIVATIVA UNO Y PRIVATIVA DOS Y SUBRÉGIMENES EL CANTIL TORRE SUR Y EL CANTIL TORRE NORTE, la cual empezó en la mañana del 14 de noviembre del 2025. [**READING AND ACKNOWLEDGEMENT OF THE BUDGET FOR 2026 APPROVED AT THE EL CANTIL CONDOMINIUM ASSEMBLY THAT STARTED NOV. 14, 2025**]
- X- Elección/Ratificación en su caso, de los nuevos miembros de la mesa directiva de ECC Cozumel A.C. (Presidente, Secretario y Tesorero) [**ELECTION OF NEW MEMBERS OF THE BOARD OF DIRECTORS, IF IT IS THE CASE**]
- XI- Otros asuntos en general. [**OTHER BUSINESS IN GENERAL**]
- XII- Designación de la persona o personas que acudirán ante Notario Público para la protocolización del Acta de Asamblea. [**NOMINATION OF THE PERSON IN CHARGE TO NOTARIZE THE MINUTES**]
- XIII- Clausura de la Asamblea. [**END OF ASSEMBLY**]

Once the necessary discussion had been made by **UNANIMITY OF VOTES** of those present, it was approved with respect to the Agenda, whose points proceeded to vent as follows:

**FIRST POINT.-** In response to the first point of the Agenda, by **UNANIMOUS VOTE** of those present, it is approved as it has been developed in this minute regarding the accreditation of those present.

**SECOND POINT.-** In response to the second item of the Agenda, by **UNANIMOUS VOTE** it is approved as developed in this minute regarding the appointment of the President, Secretary and two Tellers of this Assembly.

**THIRD POINT.-** In response to item III of the Agenda by **unanimous vote, the present minutes** are **approved** as duly developed, in which the attendance list of those present was certified by the tellers.

At this point, those present are reminded that the voting system in this type of Assemblies, since each of the owners of the **CONDOMINIUM PROPERTY REGIME "EL CANTIL" PRIVATE UNIT ONE AND PRIVATE TWO AND SUB-REGIMES EL CANTIL TORRE SUR AND EL CANTIL TORRE NORTE** are accepted as members of this Association will be as follows:

**The Associates will only have the right to one vote for each of their exclusive property units that they have within the Condominium in accordance with Article 18 of the Constitutive Act of the Civil Association; As well as specified by the Civil Code for the State of Quintana Roo in its Article 442.**

**FOURTH POINT.-** In response to point IV of the Agenda by **UNANIMITY OF VOTES**, it is **APPROVED** as duly developed, by virtue of the fact that a sufficient quorum of votes present is met for the validity of the Assembly, as has already been certified by the tellers designated for that purpose, in accordance with the duly signed attendance list that is added to the file of this minutes, the President of the Assembly proceeded to declare this Assembly as legally constituted on **First Call**.

**FIFTH POINT.-** In response to item V of the Agenda and once it has been discussed, by **unanimous votes**, the agenda is approved as this record has been duly developed.

**SIXTH POINT.-** In response to Item VI of the Agenda regarding the Accreditation of new Associates, the following is available:

It is declared that the Associates from now on are and will be the total of the owners of the units of the **CONDOMINIUM PROPERTY REGIME "EL CANTIL" PRIVATE UNIT ONE AND PRIVATE UNIT TWO AND SUB-REGIMES EL CANTIL TORRE SUR AND EL CANTIL TORRE NORTE**, WHICH ARE 49 (Forty-Nine) units according to the following list of owners:

Condo in SOUTH TOWER	Associate	Vote for Unity
L-A	GERICO VENTURES S de RL CV (Legal Rep. Cecil Clay Cogar II)	1
L-B	Fideicomiso-SOL Y LUNA INVESTMENTS LLC (DAVID WILLIAM AHRENSEN) with RFC: EXT990101NI1	1
L-C	Escrow – LCS UNIT LLC (SIDNEY CHARLES STOLPER) with RFC: EXT990101NI1	1
3-A	Trust- DANIEL JOSEPH and COLEEN FAYE KLIETHERMES	1
3-B	Trust- CHRISTOPHER MICHAEL SUTTON with RFC: EXTF900101NI1 and CAROLYN JANE SUTTON with RFC: EXTF900101NI1	1
3-C	Trust- SALT AND LLIMES LLC (MARK LLEWELLYN, DEB LLEWELLYN, CREG CHRIMES and MEGAN JORDAN) with RFC: EXT990101NI1	1
4-A	TOMORROW 4A EL CANTIL SUR S. R.L. de C.V. with RFC: MAC070802EH3	1
4-B	Fideicomiso-EL CANTIL 4B LLC (Edward M Ohayon and Carene Emie Ohayon) with RFC: EXT990101NI1	1
4-C	Fideicomiso- CASA TROPICAL LLC (GARY ROBERT GOMOLA) with RFC: EXT990101NI1	1
5-A	Trust- DOUGLAS WILLIAM FRENCH with RFC: EXTF900101NI1 and PAULA LYNNE FRENCH with RFC: EXTF900101NI1	1
5-B	Trust- JAIME ALBERTO OLMO and NORMA IRIS PEDRAZA	1

5-C	Trust-JEFFERY DUANE COLEMAN and SHERI SHANNON COLEMAN	1
6-A	Fideicomiso-FRANCIS BERNARD DOONAN with RFC: EXTF900101NI1	1
6-B	Fideicomiso-EL CANTIL 6BS PROPERTIES LLC (GREGORY NATHAN HANSON) with RFC: EXT990101NI1	1
6-C	Escrow-TMJE PROPERTIES LLC (DAVID BOOK) with RFC: EXT990101NI1	1
7-A	Fideicomiso- 7ASURCANTIL LLC (WILLIAM JOSEPH MENCAROW) with RFC: EXT990101NI1	1
7-B	Trust- MARK ALAN HANDLEY with RFC: EXTF900101NI1 and MAGDALENA BUSTAMANTE HANDLEY with RFC: EXTF900101NI1	1
7-C	Escrow - BRADLEY W CHARLES and PEGGY ANNETTE CHARLES	1
8-A	Fideicomiso- PHAS EL CANTIL LLC (GREGOR SCOTT BAILAR) with RFC: EXT990101NI1	1
8-B	Trust- EL CANTIL PHB LLC (SIDNEY CHARLES STOLPER)	1
8-C	Trust- REBECCA BOHANNAN with RFC: EXTF900101NI1 and JEFFREY DUANE BOHANNAN with RFC: EXTF900101NI1	1

<b>Condo in NORTH TOWER</b>	<b>Associate</b>	<b>Vote for Unity</b>
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L-A	Trust- GARY THOMAS OLKOWSKI & LESLIE JO OLKOWSKI	1
L-B	Trust- ANTHONY RAY BOATWRIGHT JR. with RFC: EXTF900101NI1	1
L-C	Fideicomiso-JEFFERY ALAN JOZWIAK with RFC: EXTF900101NI1 and SARAH SHAUGHNESSY JOZWIAK with RFC: EXTF900101NI1	1
L-S	Trust- OJOS SINROSA, LLC (Laurie Lyn Sorrenson and Joel Maclin Hickerson) with RFC: EXT990101NI1	1
2-A	Trust- ROBERT WALTER SCHOENTHALER with RFC: EXTF900101NI1 and MARY FORSTER SCHOENTHALER with RFC: EXTF900101NI1	1

2-B	Escrow – PSALM 91:2 LLC (Robert Donald Van de Vuurst) with RFC: EXT990101NI1	1
2-C	Trust- DANNMARK PROPERTIES LLC (Victor Peter Markuski JR.) with RFC: EXT990101NI1	1
3-A	Trust- PURISCH PROPERTIES LLC (ARNOLD and ELLEN PURISCH) with RFC: EXT990101NI1	1
3-B	Trust- THOMAS LEE SWANSON and ANDREA LYNN SWANSON	1
3-C	Trust- JOAN HILDA BACZYNSKI with RFC: BAJ0500328769 AND GEORGE JOHN BACZYNSKI with RFC: BAGE5112037L0	1
4-A	Escrow - WARD THOMAS with RFC: EXTF900101NI1	1
4-B	Escrow- THE SMITH AND WENSVEEN VACATION RENTAL LLC (EARL LEO SMITH III and JANICE SMITH) with RFC: EXT990101NI1	1
4-C	Trust- KANDY JEAN STAHL and RAYMOND CHARLES LONG JR	1
5-A	Trust- JEAN MARIE BRILL and MICHAEL JON BRILL with RFC: EXTF900101NI1	1
5-B	RAMON VILLANUEVA LOPEZ	1
5-C	Trust- ROBERT LEE BALGENORTH with RFC: EXTF900101NI1 and MICHAELA EDITH ELLA BALGENORTH with RFC: EXTF900101NI1	1
6-A	Trust- RICHARD WAYNE TREPETA with RFC: EXTF900101NI1	1
6-B	Trust- BRADLEY DUANE JOHNSON and DILFUSA ISLOMOVNA JOHNSON	1
6-C	Fideicomiso- ELCANTIL 6CN LLC (DANIEL CLARK KENNY) with RFC: EXT990101NI1	1
7-A	ESTHER DE LA PEÑA HERNANDEZ a.k.a. JASSIANA KONNI JAXEN a.k.a. ESTHER COCHRANE	1
7-B	Fideicomiso- REGINA BONESO with RFC: EXTF900101NI1 and ROBERT MITCHELL BONESO with RFC: EXTF900101NI1	1
7-C	Trust- CHRISTOPHER EUGENE CUMPTON and SUSAN MARIA CIROKI	1

7-D	CANTIL 7JN LLC (Crystal Marie Dudley) with RFC: EXT990101NI1	1
8-A	Sergio Ivan Briceño Vargas	1
8-B	Trust- LIONFISH LLC (Bradley W Charles and Peggy Annette Charles)	1
8-C	Fideicomiso-CANTIL COZUMEL LLC (Leslie Jo Olkowski and Gary Thomas Olkowski) with RFC: EXT990101NI1	1
9-A	Emilee Ilene Dannerman Melendez and Ayden Marshall Dannerman Melendez	1
9-B Rest	Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez and Ayden Marshall Dannerman Melendez	1

The Assembly approves this point by **UNANIMOUS VOTE**, as has been developed in this minute regarding the adoption of new members.

**SEVENTH POINT.**- In response to Item VII of the Agenda regarding the ratification of the minutes of the Assembly for the year 2024.

A motion is issued for each and every one of the points of the minutes of the 2024 Assembly to be ratified. After a deliberation, the Assembly adopts the following:

**Resolution**

By **unanimous vote**, the ratification of the minutes of the 2024 Assembly is approved.

**EIGHTH POINT.**- In response to point VIII of the Agenda and once discussed, the agreements taken in the **EXTRAORDINARY ASSEMBLY OF CONDOMINIUMS OF THE CONDOMINIUM PROPERTY REGIME "EL CANTIL" PRIVATE UNIT ONE AND PRIVATE TWO AND SUB-REGIMES EL CANTIL TORRE SUR AND THE CANTIL TORRE NORTE** that took place in on the morning of the fourteenth day of the month of November of the year Two Thousand and Twenty-five, including in these: Point **Ten** , referring to the Financial Statements for the year 2024. After this reading, the following is done:

**Resolution:**

Once this item of the agenda has been discussed, by **UNANIMOUS VOTES**, ALL the agreements taken in the **EXTRAORDINARY ASSEMBLY OF CONDOMINIUMS OF THE CONDOMINIUM PROPERTY REGIME "EL CANTIL" PRIVATE UNIT ONE AND PRIVATE TWO AND SUB-REGIMES THE CANTIL TORRE SUR AND THE CANTIL TORRE NORTE** that took place in on the morning of the fourteenth day of the month of November of the year Two Thousand and Twenty-five. Below is a copy of: The Financial Statements for the year 2024.

## FINANCIAL REPORT

**El Cantil (ECC Cozumel A.C.)**  
**Budget vs. Actuals (Cash basis) / Presupuesto vs Real (Base de efectivo)**  
**January- December 2024 / enero a diciembre 2024**

	Actual / Gastos Reales	Budget / Presupuesto	Variance / Diferencia
<b>Income / Ingresos</b>			
Bank Interest Earned / Interes Ganado	108,726.21		108,726.21
Late payment fees from owners / Penalidades por falta de pago	8,484.00		8,484.00
Onity card replacement fees / Cobros para reemplazo de tarjetas Onity	2,020.00		2,020.00
Ordinary Dues / Cuotas ordinarias	8,339,821.00	9,972,801.59	(1,632,980.59)
Water payments / Pagos de agua	244,357.92	248,059.41	(3,701.49)
<b>Total Income</b>	<b>8,703,409.13</b>	<b>10,220,861.00</b>	<b>(1,517,451.87)</b>
<b>Expenses / Gastos</b>			
Accounting fees / Contador	107,896.10	108,000.00	(103.90)
Administration Extraordinary / Administracion extraordinaria	254,400.00	254,400.00	-
Administration fee ordinary / Administracion ordinaria	1,123,402.80	1,123,402.80	-
Bank charges/Cargos Bancarios	9,218.31	4,900.00	4,318.31
Fumigation / Fumigacion	82,620.00	86,751.00	(4,131.00)
Legal Expenses / Gastos Legales	1,017,808.95	1,600,000.00	(582,191.05)
Office expense / Gastos de oficina	36,498.43	49,000.00	(12,501.57)
R & M Electrical / Electrico	89,005.36	50,000.00	39,005.36
R & M Elevator - Elevador	395,888.68	402,728.64	(6,839.96)
R & M General	372,918.24	350,000.00	22,918.24
R & M Onity System / Sistema Onity	32,356.15	60,000.00	(27,643.85)
R & M Painting / Pintura	62,697.67	47,000.00	15,697.67
R & M Plumbing / Plomeria	48,541.51	70,000.00	(21,458.49)
R & M Pool & Water Softener Salt / Piscina y Sal	357,122.23	355,000.00	2,122.23
Security / Seguridad	332,700.00	324,000.00	8,700.00
Small tools / Herramienta	10,254.95	20,000.00	(9,745.05)
Taxes - Federal Zone / Impuestos Zona Federal		265,908.00	(265,908.00)
Taxes - Pier concession / Concesion de muelle		200,000.00	(200,000.00)
Taxes IVA & ISR / Impuestos IVA y ISR	415,345.00	300,000.00	115,345.00
Uniforms / Uniformes	23,754.48	50,000.00	(26,245.52)
Utilities - Electricity / Luz	601,932.00	590,599.80	11,332.20
Utilities - Gas / Gas	6,611.52	10,000.00	(3,388.48)
Utilities - Internet / Internet	12,277.00	10,000.00	2,277.00
Utilities - Television / Television	278,400.00	348,000.00	(69,600.00)
Utilities - Water / Agua	300,578.59	321,940.85	(21,362.26)
Wages & Benefits / Nomina	3,518,425.11	3,219,150.00	299,275.11
<b>Total Expenses / Gastos</b>	<b>9,490,653.08</b>	<b>10,220,781.09</b>	<b>(730,128.01)</b>
<b>Net Operating Income / Utilidad o Perdida</b>	<b>(787,243.95)</b>	<b>79.91</b>	<b>(787,323.86)</b>

El Cantil (ECC Cozumel A.C.)

<b>Budget vs. Actuals Projects (Cash basis): Presupuesto vs Real Proyectos (Base en efectivo)</b>						
<b>January - December, 2024 / enero a diciembre, 2024</b>						
	<b>Prior to 1-Jan-24</b>	<b>Jan 1 - Dec 31, 2024</b>	<b>Estimate to complete</b>	<b>Total Estimate at Completion</b>	<b>Budget</b>	<b>Variance</b>
	<b>Antes de 1-ene-24</b>	<b>1-ene a 31-dic, 2024</b>	<b>Aprox para completer</b>	<b>Total aprox para completer</b>	<b>Presupuesto</b>	<b>Diferencia</b>
Reserve fund income / Cuotas de fondo de reserva	-	1,681,302.86	-	-	1,696,464.56	(15,161.70)
<b>Total Reserve Income / Total recibido</b>	-	<b>1,681,302.86</b>	-	-	<b>1,696,464.56</b>	<b>(15,161.70)</b>
<b>Projects Current / Proyectos Actuales</b>						
AC Platform Repairs / Reparación de plataformas de los AA	-		280,000.00	280,000.00	280,000.00	-
Additional Sump Pump / Bomba de Achique Adicional	-		110,000.00	110,000.00	110,000.00	-
<b>Total Projects Current / Proyectos Actuales</b>			<b>390,000.00</b>	<b>390,000.00</b>	<b>390,000.00</b>	
<b>Projects Finished / Proyectos completados</b>						
Audit / Auditoria	120,000.00	30,000.00	-	150,000.00	150,000.00	-
Balcony Edge Repairs 2024 / Reparación n de Goteros 2024	-	752,424.65		752,424.65	634,311.12	118,113.53
Cameras for All Elevators / Camaras para todos lo elevadores	-	2,932.00	-	2,932.00	60,000.00	(57,068.00)
CFE Usage Upgrade Fee / Convenio Subestacion Norte	211,120.00	12,661.65	-	223,781.65	300,000.00	(76,218.35)
Elevator Repairs / Reparaciones al elevador	-	103,117.04		103,117.04	150,000.00	(46,882.96)
Lounge Chairs / Camastros	-	221,139.87		221,139.87	360,000.00	(138,860.13)
New Doors for Generator / Puertas nuevas para planta	-	20,764.00	-	20,764.00	25,000.00	(4,236.00)
New Laptop and 2 Screens for Cameras / Laptop Nuevo, 2 pantallas	28,911.20	4,870.00	-	33,781.20	40,000.00	(6,218.80)
Roof Sealing R&M / Impermeabilización del Techo	-	33,044.07	-	33,044.07	53,044.07	(20,000.00)
<b>Total Finished Projects / Total de proyectos completados</b>	<b>360,031.20</b>	<b>1,180,953.28</b>	-	<b>1,540,984.48</b>	<b>1,772,355.19</b>	<b>(231,370.71)</b>

<b>Approved Projects Awaiting Funding/ Proyectos Aprobados pero Esperando Fondo</b>						
			<b>Accumulated and Unspent / Acumulados pero no gastado</b>	<b>Accumulated To date / Acumulado hasta la fecha</b>	<b>Approved Assessment / Cuotra extra ordinaria aprobado</b>	
Prefunding for future beach side improvements / Fondo para mejoras futuras del lado del mar.	-	-	948,161.92	1,000,000.00	1,000,000.00	
<b>Total Approved Projects Awaiting Funding/ Total Proyectos esperando fondo</b>	-	-	<b>948,161.92</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>	
<b>Net Profit Jan-Dec 2024 / Ganancia enero a dic 2024</b>		<b>500,349.58</b>	-	-	-	

<b>El Cantil (ECC Cozumel A.C.) Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo) January - December 2024 / enero a diciembre, 2024</b>	
Revenue / Ingresos	1,095,039.42
Expenses / Gastos:	
Expenses on covered losses under deductible / Gastos no pagados por deducible	(377,696.00)
Insurance Policy / Póliza de Seguro	(954,434.18)
<b>Excess or (Loss) of Revenue over Expenses / Ganancia o Perdida</b>	<b>(237,090.76)</b>

<b>El Cantil (ECC Cozumel A.C.) Fund Balance Change Report (Cash basis) / Reporte de Cambios de Saldos de Fondos (Base en efectivo) January - December 2024 / enero a diciembre 2024</b>				
<b>Description</b>	<b>Operating</b>	<b>Reserve</b>	<b>Insurance</b>	<b>Total</b>
<b>Descripcion</b>	<b>Operativo</b>	<b>Reserva</b>	<b>Seguro</b>	<b>Total</b>
Balance/ Saldo 31-Dec-2023	3,317,383.50	784,799.09	4,128,063.29	<b>8,230,245.88</b>
Profit Loss / Ganancia y Perdida	(787,243.95)	500,349.58	(237,090.76)	<b>(523,985.13)</b>
Foreign currency exchange / Tipo de cambio	333,331.98	437,340.03	954,605.74	<b>1,725,277.75</b>
<b>Balance / Saldo 31-diciembre-2024</b>	<b>2,863,471.53</b>	<b>1,722,488.70</b>	<b>4,845,578.27</b>	<b>9,431,538.50</b>

<b>El Cantil (ECC Cozumel A.C.) Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo) January - December 2024 / enero a diciembre 2024</b>	
<b>Net income or (loss) / Ganancia o (perdida)</b>	
Operating Fund (Fondo operativo)	(787,243.95)
Reserve Fund (Fondo de reserva)	500,349.58

Insurance Fund (Fondo de seguro)	(237,090.76)
<b>Total</b>	<b>(523,985.13)</b>
<b>Other sources or uses of cash / Otras fuentes o usos de efectivo</b>	
Change in employee loans / Cambios a prestamos a empleados	(32,000.00)
<b>Net cash operating / Neto de efectivo operative</b>	<b>(555,985.13)</b>
Gain or (loss) on currency conversion / Ganancia o (perdida) en TC	1,725,277.75
<b>Balance 31-Dec-2023 / Saldo 31-dic-2023</b>	<b>8,230,245.88</b>
<b>Balance 31-Dec-2024 / Saldo 31-dic2024</b>	<b>9,399,538.50</b>

**El Cantil (ECC Cozumel A.C.)**  
**Cash Balance Report / Reporte de saldos**  
**December 31, 2024 / 31 de diciembre 2024**

Cibanco Operating Peso Account	213,099.15		
Cibanco Reserve Fund Pesos	103,544.06		
Monex pesos	234,636.62		
Monex USD	8,809,905.67	422,278.87	20.862767 exchange
Petty Cash/Caja chica	38,353.00		
<b>Total</b>	<b>9,399,538.50</b>		

**Supplemental Information / Informacion Adicional**

**El Cantil (ECC Cozumel A.C.)**  
**Delinquent Dues and Penalties / Cuotas no pagadas y penalidades**  
**December 31, 2024 / 31 diciembre 2024**

Condo	Ordinary / Cuotas ordinaria	Insurance Dues / cuotas de seguro	Reserve Dues/ Cuotas de reserva	Water bills / Gastos de agua	Penalties / Multas	Total
5BN	45,007.12	4,964.30	15,161.60	1,361.44	5,750.00	<b>72,244.46</b>

Note: At the creation of the report, 5BN is no longer in arrears. / Nota: Al momento de la creación del informe, 5BN ya no tiene pagos atrasados.

**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
December 31, 2021 / 31-diciembre-2021	3,106,838.46
December 31, 2022 / 31-diciembre-2022	2,572,678.78
March 31, 2023 / 31-marzo-2023	2,521,896.99
June 30, 2023 / 30-junio-2023	2,670,644.47
September 30, 2023 / 30-septiembre-2023	2,421,058.91
December 31, 2023 / 31-diciembre-2023	2,793,694.65
March 31, 2024 / 31-marzo-2024	2,635,532.32
June 30, 2024 / 30-junio-2024	629,105.52

September 30, 2024 / 30-septiembre-2024	507,251.58
December 31, 2024 / 31-diciembre-2024	1,205,722.06

**NINTH POINT.-** In response to point IX of the Agenda, regarding the reading and recognition of the Budget approved for 2026 at the **EXTRAORDINARY ASSEMBLY OF CONDOMINIUMS OF THE CONDOMINIUM PROPERTY REGIME "EL CANTIL" PRIVATE UNIT ONE AND PRIVATE UNIT TWO AND SUB-REGIMES EL CANTIL TORRE SUR AND EL CANTIL TORRE NORTE** which took place on the morning of the fourteenth day of the month of November of the year Two Thousand and Twenty-five, also including the tables of the insurance fund and those of the reserve fund; Once discussed, it is resolved:

**Resolution:**

By unanimous vote, the Budget for 2026 presented and approved at the **EXTRAORDINARY ASSEMBLY OF CONDOMINIUMS OF THE CONDOMINIUM PROPERTY REGIME "EL CANTIL" PRIVATE UNIT ONE AND PRIVATE TWO AND SUB-REGIMES EL CANTIL TORRE SUR AND EL CANTIL TORRE NORTE** that took place in on the morning of the fourteenth day of the month of November of the year Two Thousand and Twenty-five, also including the tables of the insurance fund and those of the reserve fund.

For clarity, a copy of all the tables of the approved budget, the building insurance and the Reserve Fund Projects is shown below:

**Table of the Budget for 2026 and what will be paid per Unit:**

<b>El Cantil (ECC Cozumel A.C.) General Budget / Presupuesto Ordinario 2026</b>			
<b>Category/Categoria</b>	<b>Budget / Presupuesto 2025</b>	<b>Total 2025 Estimate at Complete / Total Estimado al fin del año</b>	<b>Budget / Presupuesto 2026</b>
Water Income / Ingreso por Agua Potable	(266,048.44)	(240,000.00)	(240,000.00)
Interest Income / Interes Ganado		(55,000.00)	
Accounting fees / Contador	118,200.00	111,469.65	117,000.00
Administration - extraordinary / Administración - Extraordinario	279,840.00	279,840.00	279,840.00
Administration - ordinary / Administración - Ordinario	1,235,743.08	1,235,743.08	1,285,171.00
Bank charges / Cobros Bancarios	9,817.05	4,576.07	6,000.00
Fumigation / Fumigación	86,751.00	103,848.75	109,000.00
Legal expense / Gastos Legales	1,100,000.00	1,050,000.00	1,100,000.00
Office expense / Gastos de Oficina	46,000.00	52,168.33	55,000.00
R & M - Electrical / Electrico	52,500.00	87,268.91	92,000.00
R & M - Elevator / Elevador	453,472.49	479,859.73	504,000.00
R & M - General	400,000.00	534,493.43	600,000.00
R & M - Onity system / Sistema Onity	45,298.61	33,401.20	40,000.00
R & M - Painting / Pintura	47,000.00	89,273.25	120,000.00
R & M - Plumbing / Plomeria	48,099.28	175,943.41	55,000.00
R & M - Pool & Water Softener Salt / Piscina y Sal	377,266.74	358,682.69	377,000.00
Security / Seguridad	349,335.00	324,000.00	340,200.00
Small tools / Herremientas	20,000.00	28,312.40	24,000.00
Taxes - Federal Zone / Impuestos Zona Ferederal	279,203.40	195,358.00	294,000.00
Taxes - Pier Concession / Impuestos Concesion de Muelle	250,000.00	-	300,000.00
Taxes - IVA & ISR / Impuestos IVA y ISR	411,590.48	15,241.33	16,000.00
Uniforms / Uniformes	30,000.00	60,000.00	40,000.00

Utilities – Electricity / Servicios - Electricidad	619,617.60	628,997.33	660,500.00
Utilities – Gas / Servicios - Gas	10,000.00	18,769.47	20,000.00
Utilities – Internet / Servicios - Internet	13,176.00	13,176.00	14,000.00
Utilities – Television / Servicios - Televisión	292,320.00	278,400.00	292,320.00
Utilities – Water / Servicios - Agua	293,796.37	245,939.67	270,000.00
Wages & benefits / Nomina	3,480,306.80	3,529,594.19	3,717,000.00
<b>Total Expenses / Total Gastos</b>	<b>10,349,333.90</b>	<b>9,934,356.90</b>	<b>10,728,031.00</b>
<b>Total Income and Expenses / Total de Ingreso y Gastos</b>	<b>10,083,285.46</b>	<b>9,639,356.90</b>	<b>10,488,031.00</b>
<b>Budget Performance FY 2024 (Favorable) Unfavorable / Desempeño Presupuestal Ejercicio 2024 (Favorable) Desfavorable</b>			<b>(730,128.01)</b>
<b>Total Assessment Required / Total de Cuotas Requeridas</b>			<b>9,757,902.99</b>
<b>Difference to 2025 Budget (Expenses) / Diferencia entre Presupuesto 2025 (Gastos)</b>		<b>414,977.00</b>	<b>(378,697.10)</b>
<b>Total Income and Expense Difference / Total Ingreso y Gasto Diferencia</b>		<b>443,928.56</b>	<b>(404,745.54)</b>

<b>Approved General Assessment 2026 / Presupuesto Ordinarios aprobado 2026</b>			<b>9,757,902.99</b>
<b>Condo</b>	<b>Proindiviso</b>	<b>Operating Annual / Cuotas Ordinarias Anual</b>	<b>Quarterly Ordinary / Cuotas Ordinarias por Trimestre</b>
LAS	0.02203	214,966.60	53,741.65
LBS	0.016132	157,414.49	39,353.62
LCS	0.024103	235,194.74	58,798.68
3AS	0.022326	217,854.94	54,463.74
3BS	0.016852	164,440.18	41,110.05
3CS	0.023182	226,207.71	56,551.93
4AS	0.021815	212,868.65	53,217.16
4BS	0.01738	169,592.35	42,398.09
4CS	0.023359	227,934.86	56,983.71
5AS	0.021847	213,180.91	53,295.23
5BS	0.017415	169,933.88	42,483.47
5CS	0.02337	228,042.19	57,010.55
6AS	0.021887	213,571.22	53,392.81
6BS	0.017026	166,138.06	41,534.51
6CS	0.023685	231,115.93	57,778.98
7AS	0.022577	220,304.18	55,076.04
7BS	0.017447	170,246.13	42,561.53
7CS	0.023299	227,349.38	56,837.35
PHAS	0.02953	288,150.88	72,037.72
PHBS	0.01126	109,873.99	27,468.50
PHCS	0.030356	296,210.90	74,052.73
LAN	0.015286	149,159.31	37,289.83
LBN	0.011786	115,006.64	28,751.66
LCN	0.012068	117,758.37	29,439.59
LDN	0.018888	184,307.27	46,076.82
2AN	0.023382	228,159.29	57,039.82
2BN	0.018052	176,149.66	44,037.42

2CN	0.019609	191,342.72	47,835.68
3AN	0.023382	228,159.29	57,039.82
3BN	0.018052	176,149.66	44,037.42
3CN	0.019609	191,342.72	47,835.68
4AN	0.023382	228,159.29	57,039.82
4BN	0.018052	176,149.66	44,037.42
4CN	0.019609	191,342.72	47,835.68
5AN	0.023382	228,159.29	57,039.82
5BN	0.018052	176,149.66	44,037.42
5CN	0.019609	191,342.72	47,835.68
6AN	0.023382	228,159.29	57,039.82
6BN	0.018052	176,149.66	44,037.42
6CN	0.019609	191,342.72	47,835.68
7AN	0.016601	161,990.95	40,497.74
7BN	0.011249	109,766.65	27,441.66
7CN	0.012563	122,588.54	30,647.13
7DN	0.019682	192,055.05	48,013.76
PHAN	0.023382	228,159.29	57,039.82
PHBN	0.018052	176,149.66	44,037.42
PHCN	0.019609	191,342.72	47,835.68
9AN	0.038511	375,786.60	93,946.65
9BN	0.030233	295,010.68	73,752.67
<b>Total</b>	<b>100%</b>	<b>9,757,932.26</b>	<b>2,439,483.07</b>

El Cantil (ECC Cozumel A.C.) Insurance Fund Budget / Presupuesto Fondo de Seguro 2026			
Category/Categoría	Budget / Presupuesto 2025	Budget / Presupuesto 2026	Comments / Notas
Insurance Fund / Fondo para Seguro	1,500,000.00	1,500,000.00	
Insurance Policy / Poliza de Seguro	(1,285,319.13)	(1,285,319.13)	Aprox
Reimbursement from claim for damaged elevator / Reembolso por reclamacion por daños en el elevador	281,489.00		
<b>Contribution to Insurance Fund / Contribución Fondo de Seguro</b>	<b>496,169.87</b>	<b>214,680.87</b>	Aprox

Insurance Fund Assessment 2026 / Presupuesto aprobado para el fondo de Seguro 2026			1,500,000.00
Condo	Proindiviso	Insurance Annual / Fondo de Seguro Annual	Quarterly Insurance / Fondo de Seguro pago trimestral
LAS	0.02203	33,045.00	8,261.25
LBS	0.016132	24,198.00	6,049.50
LCS	0.024103	36,154.50	9,038.63
3AS	0.022326	33,489.00	8,372.25
3BS	0.016852	25,278.00	6,319.50
3CS	0.023182	34,773.00	8,693.25
4AS	0.021815	32,722.50	8,180.63
4BS	0.01738	26,070.00	6,517.50
4CS	0.023359	35,038.50	8,759.63
5AS	0.021847	32,770.50	8,192.63
5BS	0.017415	26,122.50	6,530.63
5CS	0.02337	35,055.00	8,763.75
6AS	0.021887	32,830.50	8,207.63
6BS	0.017026	25,539.00	6,384.75
6CS	0.023685	35,527.50	8,881.88
7AS	0.022577	33,865.50	8,466.38
7BS	0.017447	26,170.50	6,542.63
7CS	0.023299	34,948.50	8,737.13

PHAS	0.02953	44,295.00	11,073.75
PHBS	0.01126	16,890.00	4,222.50
PHCS	0.030356	45,534.00	11,383.50
LAN	0.015286	22,929.00	5,732.25
LBN	0.011786	17,679.00	4,419.75
LCN	0.012068	18,102.00	4,525.50
LDN	0.018888	28,332.00	7,083.00
2AN	0.023382	35,073.00	8,768.25
2BN	0.018052	27,078.00	6,769.50
2CN	0.019609	29,413.50	7,353.38
3AN	0.023382	35,073.00	8,768.25
3BN	0.018052	27,078.00	6,769.50
3CN	0.019609	29,413.50	7,353.38
4AN	0.023382	35,073.00	8,768.25
4BN	0.018052	27,078.00	6,769.50
4CN	0.019609	29,413.50	7,353.38
5AN	0.023382	35,073.00	8,768.25
5BN	0.018052	27,078.00	6,769.50
5CN	0.019609	29,413.50	7,353.38
6AN	0.023382	35,073.00	8,768.25
6BN	0.018052	27,078.00	6,769.50
6CN	0.019609	29,413.50	7,353.38
7AN	0.016601	24,901.50	6,225.38
7BN	0.011249	16,873.50	4,218.38
7CN	0.012563	18,844.50	4,711.13
7DN	0.019682	29,523.00	7,380.75
PHAN	0.023382	35,073.00	8,768.25
PHBN	0.018052	27,078.00	6,769.50
PHCN	0.019609	29,413.50	7,353.38
9AN	0.038511	57,766.50	14,441.63
9BN	0.030233	45,349.50	11,337.38
<b>Total</b>	<b>100%</b>	<b>1,500,004.50</b>	<b>375,001.13</b>

El Cantil (ECC Cozumel A.C.)					
Reserve Fund / Fondo de Reserva					
Reserve Fund Balance Sept 30, 2025 /Saldo del Fondo de Reserva 30-sept-2025					2,627,282.86
Reserve Funds to be billed 4th Qtr / Cuotas de reserva por recibir en 4o trim.					746,048.76
Subtotal reserve funds on hand for 2026 projects / Subtotal de fondos de reserva para 2026					3,373,331.62
	Spent through September 30,2025 / Total gastado hasta el 30-sept- 2025	Estimate at Completion/ Aprox Para Completar	Reserve Funds Required / Fondo de Reserva Requeridos	Previously Approved Budget / Presupuesto Aprobado Anteriormente	Comments/ Comentarios
<b>APPROVED EXISTING PROJECTS/ PROYECTOS APROBADOS EXISTENTES</b>					
AC Platform Repairs / Reparación de plataformas de los AA	298,179.36	298,179.36	-	280,000.00	FINISHED
Additional Sump Pump / Bomba de Achique Adicional	42,827.20	42,827.20	-	110,000.00	FINISHED
CFE Usage Upgrade Fee North / Convenio Subestacion Norte	452,303.00	652,303.00	200,000.00	400,000.00	
Heat Pump / Bomba de calor	158,166.00	158,166.00	-	240,000.00	FINISHED
Large Garbage Bins / Botes grandes para basura	43,623.12	43,623.12	-	45,000.00	FINISHED
<b>Subtotal Current Projects / Proyectos Aprobados</b>	<b>995,098.68</b>	<b>1,195,098.68</b>	<b>200,000.00</b>	<b>1,075,000.00</b>	
<b>Approved Projects Awaiting Funding/ Proyecto Aprobados pero esperando fondeo</b>					
Prefunding for future beach side improvements / Fondo para morjoas futuras del lado del mar.	51,838.08	730,000.00	2,178,161.92		Ballpark Estimate 9,000,000 pesos (\$450,000 USD) - Pending FZ

					Settlement Discussion
<b>Subtotal On Hold Projects / Proyectos Suspendidos</b>	<b>51,838.08</b>	<b>730,000.00</b>	<b>2,178,161.92</b>		
<b>NEW APPROVED PROJECTS/PROYECTOS NUEVOS APROBADOS</b>			<b>Reserve Funds Required / Fondo de Reserva Requeridos</b>	<b>Approved Budget / Presupuesto Aprobado</b>	
Balcony Repairs 2026 / Reparaciones de Balcones 2026	-	-	1,000,000.00	1,000,000.00	Bids Requested - Beach and Street Side: 600,000 beach / 400,00 Street Aprox
Civil Protection Requirements / Requisitos de Protección Civil	-	-	200,000.00	200,000.00	Studies, Courses, permits, etc
Painting Upper Edge of Both Tower / Pintar perfil superior de ambos torres.	-	-	125,000.00	125,000.00	Cozumel Painting Bid
Painting under 9B-Rest Overhang / Pintura de la parte abajo de 9B-Rest	-	-	58,000.00	58,000.00	Cozumel Painting Bid
Repairing access shafts / Reparacion a cubos de acceso	-	-	100,000.00	100,000.00	This is to start the process.
	-	-	-	-	
	-	-	-	-	
<b>Subtotal New Projects / Proyectos Nuevos</b>	<b>-</b>	<b>-</b>	<b>1,483,000.00</b>	<b>-</b>	
<b>REJECTED PROJECTS/PROYECTOS RECHAZADOS</b>					
	-	-	-	-	
	-	-	-	-	
<b>Subtotal On Hold Projects / Proyectos Suspendidos</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Subtotal of funds needed for projects / Subtotal que se necesita para proyectos</b>			<b>3,861,161.92</b>		
<b>Subtotal of funds needed for projects less balance on hand / Subtotal proyectos menos fondos actuales</b>			<b>487,830.30</b>		
<b>Target Fund Balance / Balance al terminar proyectos</b>			<b>2,000,000.00</b>		Value based on Bylaw Requirement
<b>Assessment required to fund approved projects and Fund balance target / Cuota extra ordinaria aprobado para fondear proyectos y balance deseado del fondo de reserva</b>			<b>2,487,830.30</b>		

Approved Reserve Fund Assessment 2026 / Presupuesto aprobado para el fondo de reserva 2026			2,487,830.30
Condo	Proindiviso	Reserve Annual / Fondo extraordinaria de reserva anual	Quarterly Reserve Fund / Fondo extraordinaria para fondo de reserva trimestral
LAS	0.02203	54,806.90	13,701.73
LBS	0.016132	40,133.68	10,033.42
LCS	0.024103	59,964.17	14,991.04
3AS	0.022326	55,543.30	13,885.82
3BS	0.016852	41,924.92	10,481.23
3CS	0.023182	57,672.88	14,418.22
4AS	0.021815	54,272.02	13,568.00
4BS	0.01738	43,238.49	10,809.62
4CS	0.023359	58,113.23	14,528.31
5AS	0.021847	54,351.63	13,587.91
5BS	0.017415	43,325.56	10,831.39
5CS	0.02337	58,140.59	14,535.15
6AS	0.021887	54,451.14	13,612.79
6BS	0.017026	42,357.80	10,589.45
6CS	0.023685	58,924.26	14,731.07

7AS	0.022577	56,167.74	14,041.94
7BS	0.017447	43,405.18	10,851.29
7CS	0.023299	57,963.96	14,490.99
PHAS	0.02953	73,465.63	18,366.41
PHBS	0.01126	28,012.97	7,003.24
PHCS	0.030356	75,520.58	18,880.14
LAN	0.015286	38,028.97	9,507.24
LBN	0.011786	29,321.57	7,330.39
LCN	0.012068	30,023.14	7,505.78
LDN	0.018888	46,990.14	11,747.53
2AN	0.023382	58,170.45	14,542.61
2BN	0.018052	44,910.31	11,227.58
2CN	0.019609	48,783.86	12,195.97
3AN	0.023382	58,170.45	14,542.61
3BN	0.018052	44,910.31	11,227.58
3CN	0.019609	48,783.86	12,195.97
4AN	0.023382	58,170.45	14,542.61
4BN	0.018052	44,910.31	11,227.58
4CN	0.019609	48,783.86	12,195.97
5AN	0.023382	58,170.45	14,542.61
5BN	0.018052	44,910.31	11,227.58
5CN	0.019609	48,783.86	12,195.97
6AN	0.023382	58,170.45	14,542.61
6BN	0.018052	44,910.31	11,227.58
6CN	0.019609	48,783.86	12,195.97
7AN	0.016601	41,300.47	10,325.12
7BN	0.011249	27,985.60	6,996.40
7CN	0.012563	31,254.61	7,813.65
7DN	0.019682	48,965.48	12,241.37
PHAN	0.023382	58,170.45	14,542.61
PHBN	0.018052	44,910.31	11,227.58
PHCN	0.019609	48,783.86	12,195.97
9AN	0.038511	95,808.83	23,952.21
9BN	0.030233	75,214.57	18,803.64
<b>Total</b>	<b>100%</b>	<b>2,487,837.76</b>	<b>621,959.44</b>

The deposit of all the installments in the previous tables will be made according to the following bank information:

## Payment Instructions Instrucciones de Pago



<b>Payment Instructions for common area dues for El Cantil:</b>	<b>Instrucciones de pago de cuotas de área común para condominios El Cantil:</b>
<b>Option 1</b> – Pay in Pesos or USD by national wire to Monex dollar or peso account in <u>Mexico</u> .	<b>Opción 1</b> – 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	
<b>Option 2</b> – Pay by USA national wire in USD to Monex’s from bank account in the <u>USA</u> .	<b>Opción 2</b> – 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	
<b>Important – You must add this information to the wire! / Importante – Es necesario incluir esta información en la transferencia: FCC: ECC COZUMEL AC / 2720894</b>	
<b>Option 3</b> – Pay by international wire in PESOS to Monex in <u>Mexico</u> from bank accounts outside of Mexico.	<b>Opción 3</b> – 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	
If you have any questions regarding your statement or payment, please email: <a href="mailto:eccadmin@cbpcozumel.com">eccadmin@cbpcozumel.com</a>	Si tiene alguna pregunta de su estado de cuenta o pagos, favor de mandar un correo a: <a href="mailto:eccadmin@cbpcozumel.com">eccadmin@cbpcozumel.com</a>

**TENTH POINT.-** In response to item X of the Agenda, regarding the election of the members of the Board of Directors of ECC Cozumel A.C., we first remind all the Associates present who currently hold positions on the Board of Directors: **Mr. Gregory Nathan Hanson as President, Mr. Robert Donald Van de Vuurst as Secretary, Mr. Francis Bernard Doonan as Treasurer, Mr. Sidney Charles Stolper as Member and Mrs. Paula Lynne French as Member**

It is explained to the Assembly that Article **Twenty-Fifth** of the Articles of Incorporation of the Association clearly states that the members of the Board of Directors will remain in office for the same period of time as the members of the Supervisory Committee elected in the Condominium Property Regime called "**EL CANTIL**", **PRIVATE UNIT ONE AND PRIVATE TWO AND SUB-REGIMES THE CANTIL TORRE SUR AND THE CANTIL TORRE NORTE.**

It is explained that on the morning of November 14, 2025, the aforementioned Condominium Regime made the following changes in its Surveillance Committee, being in accordance with the following:

- Mr. Gregory Nathan Hanson as President**
- Mr. Robert Donald Van de Vuurst as Secretary**
- Mr. Francis Bernard Doonan as Treasurer**

**Mr. Sidney Charles Stolper as Member**  
**Mr. Gary Thomas Olkowski as Member**

**The Assembly therefore decides as follows:**

**Resolution:**

By **unanimous vote** of those present, it is approved to appoint the following people to hold positions as members of the **Board of Directors of ECC Cozumel A.C.:**

**Mr. Gregory Nathan Hanson as President**  
**Mr. Robert Donald Van de Vuurst as Secretary**  
**Mr. Francis Bernard Doonan as Treasurer**  
**Mr. Sidney Charles Stolper as Member**  
**Mr. Gary Thomas Olkowski as Member**

These persons, being present here, accept their respective office and protest to faithfully discharge it. Then, the Assembly proceeds to grant the members of the Board of Directors (Board of Directors) sufficient powers to contract legal and other services for the good administration of the bank accounts and assets of the Civil Association who oversees in favor of the Condominium Property Regime called "EL CANTIL" PRIVATE UNIT ONE AND PRIVATE TWO AND SUB-REGIMES EL CANTIL TORRE SUR AND EL CANTIL NORTH TOWER. Therefore, in terms of Article 2810 of the Civil Code for the state of Quintana Roo, the following Faculties and Powers are granted, including the Power to Grant and Revoke the Same Powers to third parties for the proper and due representation of the Condominium Regime:

*A.- GENERAL POWER OF ATTORNEY FOR LAWSUITS AND COLLECTIONS, with all the general powers and even with the special ones that, in accordance with the Law, require power of attorney or special clause, in the terms of the first paragraph of article two thousand five hundred fifty-four of the Federal Civil Code, two thousand eight hundred and ten of the Civil Code for the State of Quintana Roo, and their correlatives of the other Codes of the States of the Mexican Republic.*

*B.- GENERAL POWER OF ATTORNEY FOR ACTS OF ADMINISTRATION, in the terms of the second paragraph of article two thousand five hundred fifty-four of the Federal Civil Code, two thousand eight hundred ten of the Civil Code for the State of Quintana Roo, and their correlatives of the other Civil Codes of the States of the Mexican Republic, and for the attorney in the name and representation of the company, carries out before the Ministry of Finance and Public Credit, before the Tax Administration Service and any agency of the Federal, State or Municipal Government, all types of acts, especially of a fiscal or administrative nature, including, among others: registration in the Federal Taxpayers Registry, obtaining the Tax Identification Card of the Company, as well as carry out the procedures to create the advanced electronic signature and obtain the digital certificate; filing returns, notifications, reports, promotions, applications and notices before the authorities, as well as the presentation of tax opinions; manage tax refund and compensation procedures generated by the principal company; also receive notifications and attend to all kinds of requirements before the tax authorities.*

*C.- GENERAL POWER OF ATTORNEY FOR LAWSUITS AND COLLECTIONS IN LABOR MATTERS AND FOR ACTS OF ADMINISTRATION IN LABOR MATTERS, in accordance with Article 2554 (two thousand five hundred and fifty-four) of the Civil Code for the Federal District and the correlative Articles of the Federal Civil Code and the Civil Codes of the States of the Mexican Republic with all the general powers related to the exercise of said mandate, as well as the special powers that require a special clause in accordance with the Law, among which the following are cited, including but not limited to: to compromise,*

*to commit to arbitrators, to articulate and absolve 10 positions, to recognize signatures and documents, to make and receive payments, to consent to judgments with the attorneys-in-fact having the power to hire and dismiss workers and employees of the company and being able to enter into any type of contract of and the provision of services, as well as any agreements for the termination of such contracts. Likewise, the attorney-in-fact may appear before any Labor Authority, especially hearings in the conciliation stage, and enter into the agreements that may result from such hearings, being able to represent the company as an employer under the terms of Articles 9 (ninth), 11 (eleven), 523 (five hundred and twenty-three), 692 (six hundred and ninety-two) Section II (second) and 873 (eight hundred and seventy-three) to 876 (eight hundred and seventy-six) and other related articles of the Federal Labor Law. in all stages of labor proceedings and finally to represent the company before individuals and before all kinds of Labor Authorities and Conciliation and Arbitration Boards, whether Federal, Local or Municipal, and in general to carry out any act in matters of lawsuits and collections and acts of administration in labor matters, enjoying in this respect the broader powers of those for the exercise of which a clause is required special. Likewise, the proxies may represent the company before the offices of INFONAVIT (NATIONAL HOUSING FUND INSTITUTE FOR WORKERS), IMSS (MEXICAN INSTITUTE OF SOCIAL SECURITY) and all other institutes before which the company's workers must be registered, to carry out all the requests and procedures necessary for the processing and resolution of the matters that are presented to them. to whom they will appear as representatives of the sending company and to carry out all the necessary steps to register and deregister said workers and carry out all types of procedures in relation to their registration or cancellation in said Institutes and in the corresponding registers.*

*D.- POWER TO SUBSCRIBE SECURITIES AND CREDIT OPERATIONS, to subscribe, accept, draw, issue, collect, protest, credit instruments, open, close and/or cancel bank accounts of any type including checks, in national currency or in dollars, in the national territory or abroad, being able to authorize whoever they deem appropriate, by means of a specific special power of attorney, that in accordance with banking laws it is necessary to sign and issue checks, and in general, to carry out any act related to the rights and obligations derived from all kinds of Instruments, Operations and Credit Documents under the terms of Article Nine, of the General Law of Securities and Credit Operations.*

**ELEVENTH POINT.-** In response to item XI of the Agenda, the President of the Assembly proposes to the attendees to present any general matter that is of interest. The Assembly, having no other general matter to discuss, decided to proceed to the next item on the agenda.

**TWELFTH POINT.-** In response to item XII of the Agenda, the Assembly proposed Mr. **Ashley Grant Sartison** as a special delegate of the Assembly, to issue the certified copies that may be required of this Minutes of the Assembly, as well as to protocolize this Minutes and register before any authority if necessary the resolutions taken in this Assembly. Once the attendees analyzed the proposal made for the appointment of the special delegate, the following was agreed:

#### **Resolution:**

By **UNANIMOUS VOTE**, it is **APPROVED** to appoint **Mr. Ashley Grant Sartison**, to carry out any act necessary or convenient to formalize, protocolize and give effect to the resolutions of this Assembly, including appearing before the Notary Public of his choice to protocolize this Act, and to carry out any procedure that is required in the event that it is necessary to register this act in the any record.

**THIRTEENTH.**- In response to item XIII of the Agenda, there being no other business to discuss, the preparation of this record was concluded prior to the reading of the same, and once approved in these terms it is signed by the President, the Secretary, and the designated tellers.

The following are attached to the file of this act:

**ATTACHMENT A: ATTENDANCE LIST**  
**ANNEX B: CALL FOR ASSEMBLY**

CHAIRMAN

SECRETARY

**Mr. Robert Donald Van De Vuurst**

**Ms. Johana Margarita Rodríguez Romero**

VOTE TELLER

VOTE TELLER

**Ms. Paula Lynne French**

**Ms. Martina Lee Hanson**