

**EXTRAORDINARY ASSEMBLY OF CONDO OWNERS OF THE CONDOMINIUM REGIME  
“EL CANTIL” PRIVATE UNIT ONE AND PRIVATE UNIT TWO AND SUB-REGIMES EL  
CANTIL SUR AND EL CANTIL NORTE**

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In the city of Cozumel, Quintana Roo, being **8:10 AM (EIGHT HOURS WITH TEN MINUTES)** of the **FIRST DAY OF JUNE OF THE YEAR TWO THOUSAND EIGHTEEN**, in **EI SALON MONTE CARLO** located on **5<sup>ta</sup> AV. ESQ CON 15 SUR, PLAZA CHEDRAUI LOCAL 22Z3 (SECOND FLOOR) COLONIA CENTRO, OF COZUMEL**, 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** (in the following referred to as the “Condominium”) gathered in **THIRD 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 first day of the month of May, Two Thousand Eighteen (**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, whom 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, Attorney Romina Harsanyi in Substitution of Attorney Manuel Villanueva, Public Notary in exercise of the Notary Number 56 of the State of Quintana Roo; who attests of the signatures and the POA letters on the attendance list of the present Assembly, as well as the presence of condo owners by means of a certification of facts. Second, the Attorney Johana Margarita Rodriguez Romero. Also, Mr. Yigall Marcel Rodriguez Romero as interpreter hired by the Condominium Regime for this Assembly, of the English - Spanish and Spanish-English languages; as well as **Attorney Alberto Barrena Alcaraz**, the attorney representing the Condominium Regime.

The Vigilance Committee in duty assigns the next people:

As parliamentarian, to make sure that all those present conduct themselves in an educated manner and to keep the moral and cordiality standards among the present Assembly, **Mr. Robert Balgenorth** is assigned. And as officials (sergeants) to escort those who break the order of the present Assembly, **Mr. Sidney Charles Stolper** and **Mr. Mark Stevens**.

Subsequently, they proceed to designate **unanimously** in relation to the vote of all present that represent **67.235% (Sixty Seven Point Two Three Five Per Cent)** of the votes of the undivided interest in relation to the Master Condominium, **Mr. William Joseph Mencarow** as **Chairman** of the Assembly, as well as **Attorney Johana Margarita Rodriguez Romero** as **Secretary** and as vote tellers: **Gary Robert Gomola** 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 showed by the condo owners, with which they credit their personality 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 **67.235% (Sixty-Seven Point Two Three Five 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 **Third Call** and for valid all the agreements that this one votes on, becoming such an obligation for all the condo owners, including the absent and dissenters.

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

**FIRST POINT.-** In fulfillment of point "I" of the Agenda, they proceed to certify that there is legal quorum for this Present Extraordinary Assembly. 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:

| Condominium<br>in SOUTH<br>TOWER | Owner                                                            | Undivided<br>Interest % | Undivided<br>Interest % in<br>relation to the<br>Master<br>Condominium |
|----------------------------------|------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------|
| 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                              | EL CANTIL CONDOMINIOS SA DE CV (BOBBY FREEMAN Y PETER POOLLOS)   | 5.1875                  | 2.3182                                                                 |
| 4-A                              | MAÑANA 4A EL CANTIL SUR S. R.L. de C.V. (Rep. Javier Villalobos) | 4.8817                  | 2.1815                                                                 |
| 4-B                              | Fideicomiso-EL CANTIL 4B LLC (Charles Bud Corkin)                | 3.8892                  | 1.738                                                                  |
| 4-C                              | Fideicomiso- CASA TROPICAL LLC (GARY ROBERT GOMOLA)              | 5.2272                  | 2.3359                                                                 |
| 5-A                              | Fideicomiso-EL CANTIL 5AS LLC (Jack William Musser)              | 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 (JOHN WEISSERT)                  | 5.3001                  | 2.3685                                                                 |

|     |                                                                                                                                                                         |        |        |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|
| 7-A | Fideicomiso- 7ASURCANTIL LLC (WILLIAM JOSEPH MENCAROW)                                                                                                                  | 5.0521 | 2.2577 |
| 7-B | Fideicomiso- EL CANTIL 3BN LLC (GORDON LA VAN SWANSON JR)                                                                                                               | 3.9043 | 1.7447 |
| 7-C | GUSTAVO VILDOSOLA RAMOS                                                                                                                                                 | 5.2138 | 2.3299 |
| 8-A | Fideicomiso- PHAS EL CANTIL LLC (JOSEPH CIOTTI y ALLAN LEWIS)                                                                                                           | 6.6082 | 2.953  |
| 8-B | Fideicomiso- EL CANTIL PHB LLC (Dana Clark)                                                                                                                             | 2.5197 | 1.126  |
| 8-C | Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (2do y 3ro representados por Saby Karina Melendez Chan) | 6.7929 | 3.0356 |

| <b>Condominium<br/>in NORTH<br/>TOWER</b> | <b>Owner</b> | <b>Undivided<br/>Interest %</b> | <b>Undivided<br/>Interest % in<br/>relation to the<br/>Master<br/>Condominium</b> |
|-------------------------------------------|--------------|---------------------------------|-----------------------------------------------------------------------------------|
|-------------------------------------------|--------------|---------------------------------|-----------------------------------------------------------------------------------|

|     |                                                                                                                                                                         |        |        |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|
| L-A | Fideicomiso- WILLIAM MARTIN y HEATHER LYNE BRYAN                                                                                                                        | 2.7636 | 1.5286 |
| L-B | Fideicomiso- LYNN SUSAN y MARK EDWARD KAY                                                                                                                               | 2.1308 | 1.1786 |
| L-C | Fideicomiso-JEFFERY ALAN JOZWIAK y SARAH SHAUGHNESSY JOZWIAK                                                                                                            | 2.1817 | 1.2068 |
| L-D | Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (2do y 3ro representados por Saby Karina Melendez Chan) | 3.4149 | 1.8888 |
| 2-A | Fideicomiso- ROBERT WALTER y MARY FORSTER SCHOENTHALER                                                                                                                  | 4.2272 | 2.3382 |
| 2-B | Fideicomiso- JERRY ALAN y DIANE LYN JACOBS                                                                                                                              | 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                                                                                                                                           | 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 | EI CANTIL CONDOMINIOS SA DE CV                                                                                                                                          | 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      | Wynston Albert Dearboy Dannerman Dominguez, Emilee Ilene Dannerman Melendez y Ayden Marshall Dannerman Melendez (2do y 3ro representados por Saby Karina Melendez Chan) | 3.5584 | 1.9682 |
| 8-A      | EL CANTIL CONDOMINIOS SA DE CV                                                                                                                                          | 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 (PAUL ERHARD)                                                                                                                            | 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 |

**It is announced to all present that Unit 9AN and 9-B Rest, both from the North Tower CANNOT vote for being in arrears with their payments to the Condo Regime. Therefore, these private units will not be taken into account for the installation of the present Assembly. The aforementioned is in agreement with Article 32 Paragraph 3 of the Condominium Law for the State of Quintana Roo.**

**Subsequently, it is made known to all present the following facts:**

**Attorney Alberto Barrena Alcaraz**, as the Attorney representing the Condominium Regime taking the floor asks the person who represents condominium **7C North Attorney Jose Maria Fernandez Gea**, if he was on time to sign the attendance list at the start of the present assembly. **Attorney Jose Maria Fernandez Gea** replies yes. **Attorney Alberto Barrena Alcaraz** proceeds to explain that the power of attorney with which **Attorney Jose Maria Fernandez Gea** presented himself was granted by the parents of the two minor co-owners of the aforementioned unit. Nevertheless, the aforementioned unit also has an adult co-owner, who's representative unfortunately, does not attach the needed documentation in the power of attorney so that the mother of such adult co-owner **Mrs. Sandra Cecilia Dominguez**, could delegate her power to third parties. **Attorney Alberto Barrena Alcaraz** explains that the power of attorney must have been granted with the proper and right documentation and that in the content of the power it is mentioned that as representatives of the unit **7C North** they have assigned: **Attorney Jose Maria Fernandez Gea AND/OR Attorney Kira Iris San.**

**Attorney Alberto Barrena Alcaraz** mentions that **Attorney Kira Iris San** prevented the interpreter hired by the owners of the Unit to accompany **Attorney Jose Maria Fernandez Gea**, she did not allow him to come in, when the Assembly had already accepted that the interpreter could accompany **Attorney Jose Maria Fernandez Gea**. Due to this prohibition, the assembly reiterates that the Regime has hired an interpreter so that **Attorney Jose Maria Fernandez Gea** may make use of him, due to the fact that his colleague denied him the use of his own interpreter.

It is reminded to the Assembly that the doors were closed at 8:58 am and they proceeded with the roll call of the people that had submitted their accreditations. That we all have the responsibility to be punctual to an Assembly Legally Called, nevertheless, the Assembly takes the next resolution:

The Assembly, by a unanimous vote of **67.235% (Sixty-Seven Point Two Three Five Per Cent)** approves that **Attorney Jose Maria Fernandez Gea** represents the 100% of the unit **7CN**, therefore, this unit will be fully represented in this assembly. It is reiterated, that the condominium **7CN** is represented and that **Attorney Jose Maria Fernandez Gea** has already signed the attendance sheet.

Act that follows, it is manifested that, from the previous list of units, the following are absent: **LAS, 3BS, 3CS, 8CS, LCN, LDN, 2CN, 4AN, 4BN, 6AN, 6CN, 7AN, 7DN, 8AN, 8BN** and they are in breach of **Article 14 of the Condominium By-laws of El Cantil**. All present are reminded that said article specifies clearly 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, such units could be subject to fines in accordance with **Article 65 of the cited By-laws**.

**The vote tellers now certify and the present Notary attests** that there is: **79.319% (Seventy-Nine Point Three One Nine Per Cent)** of the undivided interest of the Sub-Regime of the South Tower and **56.0868% (Fifty-Six Point Zero Eight Six Eight Per Cent)** of the Sub-Regime of the North Tower and that the Undivided Interest in relation to the Master Condominium "El Cantil" is: **67.235% (Sixty-Seven Point Two Three Five Per Cent)**. **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 67.235% (Sixty-Seven Point Two Three Five 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 **67.235% (Sixty-Seven Point Two Three Five 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 **67.235% (Sixty-Seven Point Two Three Five 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. William Joseph Mencarow** as **Chairman** of the Assembly; likewise,

**Attorney Johana Margarita Rodriguez Romero as Secretary and as Vote Tellers: Gary Robert Gomola and Martina Lee Hanson.**

**THIRD POINT.-** In fulfillment of point III of the Agenda, the Chairman of the Assembly, **Mr. William Joseph Mencarow** declares that the Assembly is legally installed in **Third 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. He reminds 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 **67.235% (Sixty-Seven Point Two Three Five Per Cent)** and that 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 **67.235% (Sixty-Seven Point Two Three Five 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 verify the number of co-owners present, representatives or legal proxies calculated in accordance to 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 approval of the ratification of the Minutes of the Extraordinary Assembly of November 3<sup>rd</sup> 2017.
- VI- Discussion and in its case approval of certain modifications of the Rules and Regulations for El Cantil Regime.
- VII- Discussion and approval of 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 vote regarding the Financial Statements of 2017 for the complete year.
- XII- Discussion and Approval of **the General Budget for 2018 and Reserve Fund expenses.**
- XIII- General Business:
  - 1. Discussion and/or Replacement of current TV service.
  - 2. Discussion regarding building insurance policy.
  - 3. Discussion and/or vote regarding Security Gates in lobbies.
  - 4. Other
- XIV- Designation of Special Agent who will cause a formal record of the Assembly minutes before a Public Notary as well as registration of respective record before the Public Registry of Deeds and Commerce in Cozumel.
- XV- Approval of the person assigned to Draft the minutes, discussion, reading and approval of the respective minutes.
- XVI- Adjournment.

Once the agenda is discussed, it is approved with a **unanimous vote** of all present that represent **67.235% (Sixty-Seven Point Two Three Five 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 November 3<sup>rd</sup>, 2017. **Mr. Gregory Nathan Hanson** emits 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 November 3<sup>rd</sup>, 2017 with a **unanimous** of vote of those present that represent **67.235% (Sixty-Seven Point Two Three Five 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, they proceed with the discussion and vote on certain modifications to the By-laws of “El Cantil” Condominium. **Mrs. Kandy Jean Stahl** explains that the required quorum of 75% of the undivided interest has not been reached in order to make a decision about this matter. 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. Taking the floor, **Mr. Joseph Ciotti** explains that the required quorum of 75% of the undivided interest has not been reached in order to make a decision about this matter. 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.**, Administrative Company of the Condominium Regime Property of “El Cantil”, proceeds to present his Administrative Report about the progress since the last Assembly by means of slideshows.

There is a question and answer session about this report. In respect to certain projects, some owners give suggestions that the administrator will take into account and will follow through.

**Resolution:**

This report is approved by a **majority** of votes of those present that represent **95.1105% (Ninety-Five Point One One Zero Five Per Cent) in favor, 0% (Zero Per Cent) against and 4.8895% (Four Point Eight Eight Nine Five 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: **Attorney Alberto Barrena Alcaraz**, as the legal representative and attorney of the Condominium Regime “El Cantil” proceeds to present a legal report. The following is explained about the legal procedures:

WON CASES

- CIVIL ORAL LAWSUIT 85/2016 – Dispossession of property in 9AN (**WON**)
- 29/2017 – Appeal from Civil Oral 85/2016 (**WON**)
- 433/2017 – Injunction (“**Amparo Directo**” trial) from appeal 29/2017 (**WON**)
- **Revision** of Injunction (“**Amparo Directo**” trial) (**WON**) It means that this trial is totally closed and the owners of 9AN have to pay all the expenses of the procedure in all its stages.
- 785/2016 – Criminal Lawsuit against Ashley Sartison for attempt of dispossession of 9AN (**WON**)
- Criminal Lawsuit against alleged stealing of cages against Ashley Sartison - (**WON**)
- Criminal Lawsuit for alleged use of drone (**WON**)
- 3 criminal cases against a worker of the Administration (Jorge Canul), a member of the Vigilance Committee (William Martin Bryan) and Ashley Sartison (**ALL WON**)

## CASES IN PROCESS

- 46/2017 – Action of “Bragging” (“**Accion de Jactancia**”) regarding late payments of Unit 9BN-Rest and 9AN (**IN PROCESS**)
- 298/2016 – Unit 9AN against the decisions of the Regime’s Assembly of June 2016 (**IN PROCESS**)
- Administrative Procedure of Revision for the Federal Zone (sea and land) (**IN PROCESS**)

**Attorney Alberto Barrena Alcaraz** mentions before the assembly, that he has kept communication with **Attorney Jose Maria Fernandez Gea**, one of the litigation attorneys from **Units 9AN** and **9BN (9B Rest.)**, for the matters pertaining the generator and other matters. **Attorney Jose Maria Fernandez Gea** takes the floor and affirms what the **Attorney Alberto Barrena Alcaraz** mentioned, nevertheless, he lets the assembly know that it is **Attorney Kira Iris San** the one who has all the powers to come to any agreement and/or communication from now on with anything that has to do with the aforementioned Units and/or owners, either as individuals or as legal entities related to them.

Therefore, not having anything to discuss nor vote in the present point, the Assembly moves on to the next point in the Agenda.

**TENTH POINT.-** In fulfillment of the point X of the Agenda, they proceed with the discussion 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:

As **President Mr. Joseph Ciotti**, as **Secretary Mr. Thomas Richard Kieckhafer**, as **Treasurer, Mr. Gregory Nathan Hanson** and **Mr. Jeffery Alan Jozwiak** and **Mr. Daniel Joseph Kliethermes** as **Spokesmen (Vocals)**.

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.

**Mrs. Mary Forster Schoenthaler** emits a motion to not discuss this matter since there is no need to choose new members and that they can move forward with the next point of the agenda.

**Therefore, the Assembly makes the next:**

**Resolution:**

With **31 Votes in favor, 1 against and 0 Abstentions** of the **32 Units** present the Assembly approves to not vote about this matter and to move on to the next point in the Agenda.

**ELEVENTH POINT.-** In fulfillment of point XI of the Agenda, they proceed with the discussion and vote to approve the 2017 Financial Statements as a whole year. Taking the floor, **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", proceeds to present to the Assembly the Financial Statements of 2017 as a whole year. A copy of the same is added to the content of the present minutes as follows:

| <b>El Cantil (ECC Cozumel A.C.)</b>                          |                               |                             |                                |
|--------------------------------------------------------------|-------------------------------|-----------------------------|--------------------------------|
| <b>Budget vs. Actuals / Presupuesto vs Real</b>              |                               |                             |                                |
| <b>January - December 2017 / enero a diciembre, 2017</b>     |                               |                             |                                |
|                                                              | <b>Actual / Gastos Reales</b> | <b>Budget / Presupuesto</b> | <b>Difference / Diferencia</b> |
| Income / Ingresos                                            |                               |                             |                                |
| Advance pmt of dues / Cuotas pagados de antemano             | 398,778.76                    |                             | 398,778.76                     |
| Interest income/Intereses Ganados                            | 3,502.37                      |                             | 3,502.37                       |
| Ordinary Dues / Cuotas Ordinarias                            | 7,980,127.79                  | 8,564,000.00                | -583,872.21                    |
| Allocation to self insurance / Separado para fondo de seguro | -1,100,004.00                 | -1,100,000.00               | -4.00                          |
| Total Ordinary Dues / Cuotas Ordinarias                      | 6,880,123.79                  | 7,464,000.00                | -583,876.21                    |
| Penalty for Late Payment / Penalidad por falta de pago       | 2,249.94                      |                             | 2,249.94                       |
| Water payments / Pagos de agua                               | 395,272.08                    |                             | 395,272.08                     |
| Total Income / Total de ingresos                             | 7,679,926.94                  | 7,464,000.00                | 215,926.94                     |
| Expenses / Gastos                                            |                               |                             |                                |
| Bank charges/Cargos Bancarios                                | 2,605.54                      | 2,000.00                    | 605.54                         |
| Employee expenses/Gastos de empleados                        |                               |                             |                                |
| Annual dinner/Cena anual                                     | 13,515.00                     | 14,000.00                   | -485.00                        |
| Insurance & taxes / Seguro, ISR, Infonavit, IVA              | 446,306.95                    | 460,000.00                  | -13,693.05                     |
| Payroll/Nomina                                               | 1,190,056.77                  | 1,134,200.00                | 55,856.77                      |
| Rewards/Premios                                              | 23,500.00                     | 20,000.00                   | 3,500.00                       |
| Uniforms/Uniformes                                           | 8,290.00                      | 25,000.00                   | -16,710.00                     |
| Total Employee expenses/Gastos de empleados                  | 1,681,668.72                  | 1,653,200.00                | 28,468.72                      |
| Legal - Assembly expenses/Gastos de asamblea                 | 483,635.20                    | 500,000.00                  | -16,364.80                     |
| Total Legal fees/Honorarios por asistencia Legal             | 940,026.17                    | 1,000,000.00                | -59,973.83                     |

|                                                                                   |              |              |             |
|-----------------------------------------------------------------------------------|--------------|--------------|-------------|
| Maintenance/Mantenimiento                                                         |              |              |             |
| Cleaning supplies/Artículos de limpieza                                           | 45,055.52    | 45,000.00    | 55.52       |
| Elevator repair/Reparaciones de Elevador                                          | 19,314.00    |              | 19,314.00   |
| Equipment Maintenance/Mantenimiento de Equipo                                     | 7,121.52     | 10,000.00    | -2,878.48   |
| Extinguisher/Extintores                                                           |              | 7,000.00     | -7,000.00   |
| Gardening Expenses/Gastos de Jardineria                                           | 3,944.00     | 10,000.00    | -6,056.00   |
| General maintenance/Mantenimiento en general                                      | 54,049.03    | 70,000.00    | -15,950.97  |
| New Ladder for Pier/Nueva Escalera para muelle                                    | 33,640.00    |              | 33,640.00   |
| Onity Replacement Cards/Tarjetas Onity                                            | -170.00      |              | -170.00     |
| TelMex Repairs/Reparaciones al sistema de TelMex                                  | 29,348.00    |              | 29,348.00   |
| Paint and paint supplies/Pintura y artículos de pintura                           | 44,823.55    | 65,000.00    | -20,176.45  |
| Plumbing and Electrical/Plomeria y Electricidad                                   | 204,821.00   | 80,000.00    | 124,821.00  |
| Pool and water system chemical and salts/Quimicos y sal para alberca y suavizador | 158,307.37   | 130,000.00   | 28,307.37   |
| Pool repair/Reparaciones de alberca                                               | 20,462.18    | 15,000.00    | 5,462.18    |
| Tools/Herramientas                                                                | 58,010.78    | 20,000.00    | 38,010.78   |
| Total Maintenance/Mantenimiento                                                   | 678,726.95   | 452,000.00   | 226,726.95  |
| Office expenses/Gastos de oficina                                                 | 35,291.70    | 35,000.00    | 291.70      |
| Professional services fees/Gastos de servicios profesionales                      |              |              |             |
| Accounting fees/Gastos de contabilidad                                            | 82,950.12    | 90,000.00    | -7,049.88   |
| Administration Fee/Gastos de Administracion (Pesos)                               | 1,110,000.00 | 1,110,000.00 | 0.00        |
| Elevator monthly contract/Elevador contrato mensual                               | 283,899.02   | 288,000.00   | -4,100.98   |
| Fumigation/Fumigacion                                                             | 58,169.36    | 60,000.00    | -1,830.64   |
| Security/Seguridad                                                                | 247,148.01   | 132,000.00   | 115,148.01  |
| Total Professional services fees/Gastos de servicios profesionales                | 1,782,166.51 | 1,680,000.00 | 102,166.51  |
| Taxes - Federal Zone/Zona Federal                                                 | 95,297.52    | 185,000.00   | -89,702.48  |
| Taxes IVA ISR /Impuestos IVA ISR                                                  | 263,464.00   | 500,000.00   | -236,536.00 |
| Taxes Pier concession/Concesion de muelle                                         | 0.00         | 22,000.00    | -22,000.00  |
| Miscellaneous / Misceláneo                                                        | 0.00         | 19,800.00    | -19,800.00  |
| Utilities/Servicios                                                               |              |              |             |
| Electricity/Electricidad                                                          | 273,516.00   | 200,000.00   | 73,516.00   |
| Garbage/Basura                                                                    | 45,284.81    | 85,000.00    | -39,715.19  |
| Gas/Gas                                                                           | 346,131.23   | 220,000.00   | 126,131.23  |
| Internet/Internet                                                                 | 9,576.00     | 10,000.00    | -424.00     |
| Monthly TV network/Red de TV mensual                                              | 410,280.40   | 350,000.00   | 60,280.40   |
| Water/Agua                                                                        | 607,917.10   | 550,000.00   | 57,917.10   |
| Total Utilities/Servicios                                                         | 1,692,705.54 | 1,415,000.00 | 277,705.54  |
| Total Expenses / Total de gastos                                                  | 7,655,587.85 | 7,464,000.00 | 191,587.85  |
| Net gain or loss / Utilidad o perdida                                             | 24,339.09    | 0.00         | 24,339.09   |

| El Cantil (ECC Cozumel A.C.)                                                                  |                       |                         |                         |                                 |             |            |
|-----------------------------------------------------------------------------------------------|-----------------------|-------------------------|-------------------------|---------------------------------|-------------|------------|
| Budget vs. Actuals Projects (Cash basis): Presupuesto vs Real Proyectos<br>(Base en efectivo) |                       |                         |                         |                                 |             |            |
| January - December, 2017 / enero a diciembre, 2017                                            |                       |                         |                         |                                 |             |            |
|                                                                                               | Prior to 1-<br>Jan-17 | Jan 1 – Dec<br>31, 2017 | Estimate to<br>complete | Total Estimate<br>at Completion | Budget      | Variance   |
|                                                                                               | Antes de 1-<br>ene-17 | 1-ene a 31-<br>dic-2017 | Aprox para<br>completer | Total aprox<br>para completer   | Presupuesto | Diferencia |

|                                                                                                              |            |              |              |              |              |             |
|--------------------------------------------------------------------------------------------------------------|------------|--------------|--------------|--------------|--------------|-------------|
| Reserve fund assessment /<br>Cuotas de fondo de reserva                                                      |            | 3,259,453.98 |              |              | 3,500,000.00 | -240,546.02 |
|                                                                                                              |            |              |              |              |              |             |
| <b>Projects Current /<br/>Proyectos Actuales</b>                                                             |            |              |              |              |              |             |
| Building exterior paint<br>window sealing / Pintura del<br>edificio y Sellado de ventanas                    | 0.00       | 1,537,102.42 | 1,022,897.58 | 2,560,000.00 | 2,560,000.00 | 0.00        |
| Generator Purchase and<br>Installation / Compra e<br>instalacion de nueva planta<br>electrica                | 0.00       | 240,317.80   | 779,682.20   | 1,020,000.00 | 1,020,000.00 | 0.00        |
| Onity System/Sistema<br>Onity                                                                                | 103,570.95 | 22,775.69    | 63,653.36    | 190,000.00   | 190,000.00   | 0.00        |
| Railings sea-side<br>balconies / Barandales<br>terrazas frente al mar                                        | 4,100.00   | 2,533,355.68 | 399,449.32   | 2,936,905.00 | 2,936,905.00 | 0.00        |
| South Tower Fountain<br>Repair/Reparación de<br>Cascada del Torre Sur                                        | 0.00       | 46,193.64    | 46,306.36    | 92,500.00    | 92,500.00    | 0.00        |
| Transfer of Federal Zone<br>Concession to ECC<br>Cozumel/Transf de la Zona<br>Federal                        | 13,960.00  | 132,096.08   | 111,597.92   | 257,654.00   | 257,654.00   | 0.00        |
| Transfer of Pier<br>Concession to ECC /<br>Transferencia de derechos<br>del muelle a ECC                     | 0.00       | 181.00       | 20,000.00    | 20,181.00    | 20,181.00    | 0.00        |
| Transformers Sur -<br>Relocate off Private<br>Property/Mover de propiedad<br>privada                         | 6,525.00   | 0.00         | 193,475.00   | 200,000.00   | 200,000.00   | 0.00        |
| Total Projects Current /<br>Proyectos Actuales                                                               | 128,155.95 | 4,512,022.31 | 2,637,061.74 | 7,277,240.00 | 7,277,240.00 | 0.00        |
|                                                                                                              |            |              |              |              |              |             |
| <b>Projects Finished /<br/>Proyectos completados</b>                                                         |            |              |              |              |              |             |
| Elevator Repair 2 /<br>Reparacion del Elevador                                                               |            | 39,628.00    | 0.00         | 39,628.00    | 40,000.00    | -372.00     |
| Emergency lamp,<br>emergency alarm, panic<br>lock/Lamparas de<br>emergencia, alarma,<br>cerradura de panico. |            | 31,911.60    | 0.00         | 31,911.60    | 31,911.60    | 0.00        |
| New Signs / Letreros<br>Nuevos                                                                               |            | 9,608.20     | 0.00         | 9,608.20     | 9,202.20     | 406.00      |
| Pigeon Control/Control de<br>Pajaros                                                                         |            | 32,465.05    | 0.00         | 32,465.05    | 32,465.05    | 0.00        |
| Pool Chairs, Tables,<br>Umbrellas/Sombrillas, Sillas y<br>Mesas para el area de la<br>alberca                |            | 90,063.06    | 0.00         | 90,063.06    | 90,000.00    | 63.06       |
| Railings North Tower /<br>Barandales Torre Norte                                                             | 85,956.00  | 438,421.41   | 0.00         | 524,377.41   | 476,057.41   | 48,320.00   |
| Smoke<br>Detector/Detectores de humo                                                                         |            | 2,273.60     | 0.00         | 2,273.60     | 2,273.60     | 0.00        |
| Video Surveillance<br>System/Cameras de Video                                                                |            | 35,546.50    | 0.00         | 35,546.50    | 35,546.50    | 0.00        |
| Total Projects Finished /<br>Proyectos completados                                                           | 85,956.00  | 679,917.42   | 0.00         | 765,873.42   | 717,456.36   | 48,417.06   |

|                                                                               |            |               |              |               |               |           |
|-------------------------------------------------------------------------------|------------|---------------|--------------|---------------|---------------|-----------|
| <b>Projects on Hold /<br/>Proyectos Suspendidos</b>                           |            |               |              |               |               |           |
| Bridge modifications/Modificaciones del puente                                | 16,825.00  | 762.00        | 42,413.00    | 60,000.00     | 60,000.00     | 0.00      |
| Lighting for pool/beach area / Nueva iluminacion para area de alberca y playa | 0.00       | 0.00          | 250,000.00   | 250,000.00    | 250,000.00    | 0.00      |
| Pool area deck / Piso para area de alberca                                    | 0.00       | 0.00          | 1,700,000.00 | 1,700,000.00  | 1,700,000.00  | 0.00      |
| Railings LDN to Palace / Barandales LDN a Palace                              | 0.00       | 0.00          | 500,000.00   | 500,000.00    | 500,000.00    | 0.00      |
| Security gates in lobby / Rejas de seguridad en el lobby                      | 0.00       | 0.00          | 270,000.00   | 270,000.00    | 270,000.00    | 0.00      |
| Total Projects on Hold / Proyectos Suspendidos                                | 16,825.00  | 762.00        | 2,762,413.00 | 2,780,000.00  | 2,780,000.00  | 0.00      |
|                                                                               |            |               |              |               |               |           |
| Total Other Expenses                                                          | 230,936.95 | 5,192,701.73  | 5,399,474.74 | 10,823,113.42 | 10,774,696.36 | 48,417.06 |
| Net Loss 2017 / Perdida 2017                                                  |            | -1,933,247.75 |              |               |               |           |

| <b>El Cantil (ECC Cozumel A.C.)</b>                                          |              |
|------------------------------------------------------------------------------|--------------|
| <b>Self insurance fund (Cash basis) / Fondo de Seguro (Base en efectivo)</b> |              |
| <b>January - December, 2017 / enero a diciembre, 2017</b>                    |              |
|                                                                              |              |
| Revenue / Ingresos                                                           | 1,100,004.00 |
| Expenses / Gastos                                                            | 0.00         |
| Excess of Revenue over Expenses / Ganancia o Perdida                         | 1,100,004.00 |

| <b>El Cantil (ECC Cozumel A.C.)</b>                                                                        |              |              |              |              |
|------------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|
| <b>Fund balance change report (Cash basis) / Reporte de cambios de saldos de fondos (Base en efectivo)</b> |              |              |              |              |
| <b>January - December, 2017 / enero a diciembre, 2017</b>                                                  |              |              |              |              |
| Description                                                                                                | Operating    | Reserve      | Insurance    | Total        |
| Descripcion                                                                                                | Operativo    | Reserva      | Seguro       | Total        |
| Balance/ Saldo 31-Dec-16                                                                                   | 1,054,172.75 | 3,093,706.76 | 2,720,000.00 | 6,867,879.51 |
| Prior Period Adjustments / Ajustes a periodo anterior                                                      |              |              |              |              |
| Corrections / Correcciones                                                                                 | -540.04      | 540.04       |              | 0.00         |
| Adjust foreign currency conversion rate / Ajuste a conversion de TC                                        | 231,989.44   | 684,994.10   | 602,207.22   | 1,519,190.76 |
| Record employee loans / Prestamos a empleados                                                              | 5,000.00     |              |              | 5,000.00     |
| Record accounts receivable / Cuentas por recibir                                                           | (11,000.00)  |              |              | (11,000.00)  |
| Balance / Saldo 31-Dec-2016 Restated                                                                       | 1,279,622.15 | 3,779,240.90 | 3,322,207.22 | 8,381,070.27 |
| Current Period / Periodo actual                                                                            |              |              |              |              |

|                                            |              |                |              |              |
|--------------------------------------------|--------------|----------------|--------------|--------------|
| Profit Loss / Ganancia y Perdida           | 24,339.09    | (1,933,247.75) | 1,100,004.00 | (808,904.66) |
| Foreign currency exchange / Tipo de cambio | (72,294.46)  | (234,964.52)   | (85,615.63)  | (392,874.61) |
| Balance / Saldo 31-dic-2017                | 1,231,666.78 | 1,611,028.63   | 4,336,595.59 | 7,179,291.00 |

| <b>El Cantil (ECC Cozumel A.C.)</b>                                                            |                |
|------------------------------------------------------------------------------------------------|----------------|
| <b>Changes in Cash Balance (Cash Basis) / Cambios en saldos en efectivo (Base en Efectivo)</b> |                |
| <b>January - December, 2017 / enero a diciembre, 2017</b>                                      |                |
| Net income or (loss) / Ganancia o (perdida)                                                    |                |
| Operating Fund (Fondo operativo)                                                               | 24,339.09      |
| Reserve Fund (Fondo de reserva)                                                                | (1,933,247.75) |
| Insurance Fund (Fondo de seguro)                                                               | 1,100,004.00   |
| Total                                                                                          | (808,904.66)   |
| Other sources or uses of cash / Otras fuentes o usos de efectivo                               |                |
| Change in employee loans / Cambios a prestamos a empleados                                     | 5,000.00       |
| Charge in accounts receivable / Cambios a cuentas por recibir                                  | (11,000.00)    |
| Net cash operating / Neto de efectivo operativo                                                | (814,904.66)   |
|                                                                                                |                |
| Gain or (loss) on currency conversion / Ganancia o (perdida) en TC                             | (392,874.61)   |
| Balance 31-Dec-2016 / Saldo 31-dic-2016                                                        | 8,387,070.27   |
| Balance 31-Dec-2017 / Saldo 31-dic-2017                                                        | 7,179,291.00   |

| <b>El Cantil (ECC Cozumel A.C.)</b>                       |              |                  |                |
|-----------------------------------------------------------|--------------|------------------|----------------|
| <b>Cash Balance Report / Reporte de saldos</b>            |              |                  |                |
| <b>January - December, 2017 / enero a diciembre, 2017</b> |              |                  |                |
| Cibanco Operating Account                                 | 380,544.64   |                  |                |
| Cibanco Reserve Fund Pesos                                | 140,875.07   |                  |                |
| Monex USD account                                         | 5,907,271.30 | \$299,405.54 USD | 19.73 Exchange |
| Monex pesos                                               | 710,616.30   |                  |                |
| Petty Cash                                                | 39,983.69    |                  |                |
| Total                                                     | 7,179,291.00 |                  |                |

| <b>El Cantil (ECC Cozumel A.C.)</b>                                    |                                     |                                    |                                 |                                     |              |
|------------------------------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------|-------------------------------------|--------------|
| <b>Delinquent Dues and Penalties / Cuotas no pagadas y penalidades</b> |                                     |                                    |                                 |                                     |              |
| <b>December 31, 2017 / 31 de diciembre, 2017</b>                       |                                     |                                    |                                 |                                     |              |
| Condo                                                                  | Ordinary Dues/<br>Cuotas ordinarias | Reserve Dues/<br>Cuotas de reserva | Water bills / Gastos<br>de agua | Fees and penalties /<br>Penalidades | Total        |
| 9AN                                                                    | 575,889.00                          | 96,279.00                          | 18,622.76                       | 1,383,729.00                        | 2,074,519.76 |
| 9BN                                                                    | 304,267.00                          | 75,584.00                          | 18,056.95                       | 1,891,603.00                        | 2,289,510.95 |

**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”**, proceeds to present to the Assembly the amounts that are owed to the Regime, by the owners of the **Units 9AN and 9BN (9B Rest.)** up to May 31<sup>st</sup>, 2018:

| <b>El Cantil (ECC Cozumel A.C.)</b>                                    |                                                                                    |                                            |                                         |                                             |              |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------|---------------------------------------------|--------------|
| <b>Delinquent Dues and Penalties / Cuotas no pagadas y penalidades</b> |                                                                                    |                                            |                                         |                                             |              |
| <b>May 31, 2018 / 31 de mayo, 2018</b>                                 |                                                                                    |                                            |                                         |                                             |              |
| <b>Condo</b>                                                           | <b>Ordinary Dues &amp; Self Insurance/<br/>Cuotas ordinarias y fondo de seguro</b> | <b>Reserve Dues/<br/>Cuotas de reserva</b> | <b>Water bills /<br/>Gastos de agua</b> | <b>Fees and penalties /<br/>Penalidades</b> | <b>Total</b> |
| 9AN                                                                    | 740,405.00                                                                         | 142,492.00                                 | 22,725.08                               | 1,765,309.00                                | 2,670,931.08 |
| 9BN                                                                    | 433,419.00                                                                         | 111,864.00                                 | 27,250.22                               | 2,554,883.00                                | 3,127,416.22 |

**Resolution:**

This point is approved by a majority of votes of those present that represent **97.9936% (Ninety-Seven Point Nine Nine Three Six Per Cent)** in favor, **0% (Zero Per Cent)** against and **2.0064% (Two Point Zero Zero Six Four 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, about the discussion and approval of the General Budget for 2018 and the Reserve Fund expenses. **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”**, starts with the discussion of how the budget approved previously for 2018 in the 2017 November Assembly, has been applied. He explains how the regime is within the budget and in some cases even under budget with some savings.

Act that follows, **Mr. Ashley Grant Sartison** presents a table that shows an update of the reserve fund expenses:

| <b>Reserve Fund Report / Reporte de Fondo de Reserva</b>                                   |                                                               |                                                      |                                                                         |                                             |                                |                                                                   |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------|--------------------------------|-------------------------------------------------------------------|
| <b>Through May 23rd / Hasta el 23 de mayo</b>                                              |                                                               |                                                      |                                                                         |                                             |                                |                                                                   |
| <b>Projects Current / Proyectos Actuales</b>                                               | <b>Paid before<br/>2018/<br/>Pagado<br/>antes de<br/>2018</b> | <b>Thru May 23,<br/>2018/ A lo<br/>largo de 2018</b> | <b>Total paid<br/>so far/ Total<br/>pagado<br/>hasta el<br/>momento</b> | <b>Left to Pay/<br/>Falta por<br/>pagar</b> | <b>Budget/<br/>Presupuesto</b> | <b>Remaining<br/>budget/<br/>Sobranse de<br/>Presupuest<br/>o</b> |
| Generator Purchase and Installation /<br>Compra e instalacion de nueva planta<br>electrica | 240,317.80                                                    | 94,319.00                                            | 334,636.80                                                              | 555,000.00                                  | 1,020,000.00                   | 685,363.20                                                        |

|                                                                                        |                     |                     |                     |                     |                     |                     |
|----------------------------------------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Railings sea-side balconies / Barandales<br>terrazas frente al mar                     | 2,537,455.68        | 227,965.21          | 2,765,420.89        | 171,484.11          | 2,936,905.00        | 171,484.11          |
| Transfer of Federal Zone Concession to<br>ECC Cozumel/Transf de la Zona Federal        | 146,056.08          | 137,223.55          | 283,279.63          | 100,000.00          | 257,654.00          | (25,625.63)         |
| Transfer of Pier Concession to ECC /<br>Transferencia de derechos del muelle a ECC     | 181.00              | 0.00                | 181.00              | 20,000.00           | 20,181.00           | 20,000.00           |
| Transformers Sur - Relocate off Private<br>Property/Mover de propiedad privada         | 6,525.00            | 0.00                | 6,525.00            | 193,475.00          | 200,000.00          | 193,475.00          |
| <b>Total Projects Current / Proyectos<br/>Actuales</b>                                 | <b>2,930,535.56</b> | <b>459,507.76</b>   | <b>3,390,043.32</b> | <b>1,039,959.11</b> | <b>4,434,740.00</b> | <b>1,044,696.68</b> |
| <b>Projects Completed / Proyectos<br/>completados</b>                                  |                     |                     |                     |                     |                     |                     |
| Building exterior paint window sealing /<br>Pintura del edificio y Sellado de ventanas | 1,537,102.42        | 1,076,267.96        | 2,613,370.38        | 0.00                | 2,560,000.00        | (53,370.38)         |
| Repair South Tower water feature /<br>Reparar fuente del torre sur                     | 46,193.64           | 30,796.07           | 76,989.71           | 0.00                | 92,500.00           | 15,510.29           |
| Onity System/Sistema Onity                                                             | 126,346.64          | 7,941.73            | 134,288.37          | 0.00                | 190,000.00          | 55,711.63           |
| Pool chairs table umbrellas / Sillas<br>mesas y sombrillas para area de alberca        |                     | 10,080.00           | 10,080.00           | 0.00                | 10,080.00           | 0.00                |
| <b>Total Projects Completed</b>                                                        | <b>1,709,642.70</b> | <b>1,125,085.76</b> | <b>2,834,728.46</b> | <b>0.00</b>         | <b>2,852,580.00</b> | <b>17,851.54</b>    |
| <b>Total remaining budget</b>                                                          |                     |                     |                     |                     |                     | <b>1,062,548.22</b> |

### Resolution:

The present report is approved by majority of votes of those present that represent **94.2108% (Ninety-Four Point Two One Zero Eight Per Cent) in favor and 0% (Zero Per Cent) against and 5.7892% (Five Point Seven Eight Nine Two Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

**THIRTEENTH POINT.-** In fulfillment of Point XIII of the Agenda, the Assembly proceeds to deliberate regarding the following General Business:

1. Discussion and/or Replacement of current TV service. **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 explaining that the regime is under negotiation with the company named TELECABLE, which is offering TV services for the residents and internet service for the regime's administration, in exchange of installing an antenna in the building's roof. The savings would be of approximately \$2,000 dollars a month.

Taking the floor, **Mr. Joseph Ciotti** emits a motion so that they may proceed with the signature of the contract between the Regime and the company TELECABLE

This motion is approved by a majority of votes of those present that represent **94.8618% (Ninety-Four Point Eight Six One Eight Per Cent) in favor, 0% (Zero Per Cent) against and 5.1382% (Five Point One Three Eight Two Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium

2. Discussion regarding the building's insurance policy. **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"**, taking the floor explains that they have bids from various companies for this purpose and explains that it is important to decide who will be responsible for the payment of the deductible for internal damage to the units. The Assembly holds a long discussion about who should be responsible for such payment, if the owners individually or if the regime should pay it. After a long discussion, **Mr. Robert Balgenorth** emits a motion so that this payment be responsibility of the regime, the Assembly takes the next resolution:

This motion is approved by a majority of votes present that represent **94.8618% (Ninety-Four Point Eight Six One Eight Per Cent) in favor, 0% (Zero Per Cent) against and 5.1382% (Five Point One Three Eight Two Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

3. Discussion and/or vote regarding Security Gates in lobbies. **Mr. Gregory Nathan Hanson** explains that there is no sufficient required Quorum of 75% undivided interest in order to take a decision about this matter. Therefore, not having anything to discuss or vote on the present point, the Assembly moves on the next point in the agenda.
4. **Mr. Joseph Ciotti** emits a motion so that the crane type machine, the antennas and all other objects visible from the street, that are found in the rooftops of both towers be removed.

This motion is approved by a majority of votes present that represent **96.8682% (Ninety-Six Point Eight Six Eight Two Per Cent) in favor, 0% (Zero Per Cent) against and 3.1318% (Three Point One Three One Eight Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

5. **Mr. Gary Robert Gomola** emits a motion for the Administration to bill every homeowner the prorated portion of the amount that is currently not paid quarterly by units 9AN and 9BN (9Brest).

This motion is approved by a majority of votes of those present that represent **88.1959% (Eighty-Eight Point One Nine Five Nine Per Cent) in favor, 6.6658% (Six Point Six Six Five Eight Per Cent) against and 5.1382% (Five Point One Three Eight Two 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, **Mrs. Kandy Jean Stahl** 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 for the resolutions taken in this Assembly to be valid.

**Mr. Ashley Grant Sartison** is designated to be the special agent for him to do whatever is necessary or convenient, in order to formalize, protocolize and give legal effect to the resolutions of this Assembly, including going to the Notary of his choice to protocolize the present minutes, and also to perform any process needed in order to register the present minutes in any registry.

This motion is approved by majority of votes of those present that represent **94.0869% (Ninety-Four Point Zero Eight Six Nine Per Cent) in favor, 0% (Zero Per Cent) against and 5.9131% (Five Point Nine One Three One 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, a motion is issued to accept **Attorney Johana Margarita Rodriguez Romero** as the person in charge of drafting the Minutes of the present Extraordinary Assembly.

Therefore, **Attorney Johana Margarita Rodriguez Romero**, is designated by majority of votes of those present that represent **94.0869% (Ninety-Four Point Zero Eight Six Nine Per Cent) in favor, 0% (Zero Per Cent) against and 5.9131% (Five Point Nine One Three One Per Cent) abstain**, of the votes of the undivided interest in relation to the Master Condominium.

**SIXTEENTH POINT.-** In fulfillment of point XVI 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

The meeting that was held in **Third Call** was adjourned being **3:17 PM (Fifteen Hours with Seventeen Minutes)** of the **1 day of June of the year Two Thousand Eighteen**.

CHAIRMAN

**Mr. William Joseph Mencarow**

SECRETARY

**Attorney Johana Margarita Rodriguez Romero**

VOTE TELLER

**Mr. Gary Robert Gomola**

VOTE TELLER

**Mrs. Martina Lee Hanson**

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