

ORDINARY GENERAL MEETING OF 02/25/2023

**ASL THE LOWLANDS
SUBDIVISION OF LOWLANDS
97150 SAINT MARTIN**

Minutes

AGENDA

No. 1: SESSION CHAIR

No. 2: APPOINTEMENT OF THE SCRUTINEERS

No. 3: APPOINTMENT OF THE SESSION SECRETARY

No. 4: PRESIDENT'S REPORT

No. 5: SECURITY SOCIETY REPORT

No. 6: REVIEW AND APPROVAL OF THE ASL ACCOUNTS AS OF 31/12/2022

No. 7: QUITUS TO THE BOARD OF DIRECTORS FOR 2022 MANAGEMENT

No. 8: APPOINTMENT OF MEMBERS OF THE BOARD OF DIRECTORS

No. 9: APPROVAL OF THE PROVISIONAL BUDGET FOR THE 2023 FINANCIAL YEAR AND TERMS OF CALLS FOR PROVISIONS

No. 10: RETROCESSION OF ROADS FROM MORNE ROUGE TO ASL

No. 11: REMINDER CONCERNING FENCES AND DEVELOPMENT OF PROPERTIES (ART 14 OF THE STATUTES)

No. 12: ACTIONS AGAINST RED PALM WEEVELS

No. 13: INFORMATION ON DEBTOR OWNERS AND THE IMPLEMENTATION OF REAL ESTATE SEIZURES

N° 14: AGREEMENT OF DECEMBER 15, 2016 AND ITS AMENDMENT OF FEBRUARY 06, 2019 BETWEEN ASL AND THDTEL RELATING TO THE FIBER OPTICAL NETWORK – UPDATE ON THE PROGRESS OF WORK

No. 15: MISCELLANEOUS QUESTIONS

In case of differences of translation or sense only french version of the GM report legally prevails

On the summons of the trustee, IMAGE IMMOBILIER, building administrator and trustee in office, the owners of the ASL des Terres Basses met in an Ordinary General Assembly.

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1), BRODIE RICHARD (3),CANTON GERARD (1),CAPRICE 214 (1),CHALONO VICTOR MICHEL (1),COHEN MÉGAN (1),CUM (1), DE FALCO / BORST (2) DEN BAAS & BRIERE JAHANNES ET (1), DES COMTES DE BLEGIERS DE PIER (1),DEWITT CHRISTOPHER AND TERESA (1),DOUCE OLIVIER (1),DUCHESS DES SABLES LLC (1),FOSSAT CHRISTIAN (1),G3G - MONSIEUR GLABIK (1),GAIGNARD/ MAUSSION (1),HERZIG DANIEL (1),HO-HIO-HEN AND CONSTANT DESPORT (1),HUBERT ANTOINE (3),JASMIN (1),L'HARMONIE (1),LA SAMANNA (14),LANDAU MIKEL (1),LEMONNIER BERNARD & JACQUELINE (2),LEPINE MICHEL & NATHALIE (1),LES BOSQUETS (1),LES CORNICHERS DE LA BO (1),LEVASSEUR NICOLE (1),LLOBREGAT JEAN JACQUES (1),MARE (1), MONSON & FLEISHMAN (1),NASARA (1),NGUYEN JERLINA (1),NICHOLS DEREK (1),OPTIMUM CARAIBES (5),OSUN (1),PARADISO (1),PARADISUM (1),PEDERSOLI / AUREGGI (1),PEREZ MICHEL (1),SILVER PHOENIC (1),PIGRANEL (1),POMATA ANTONIO (1),REED (1),SAGAMORE PARTNERS (1),SANFORD CHARLES (1),SCI ESSUALCIN (1),SCI GUICHA (1),SEN SXM (3),SENATOR (1),SHOTOM (1),SMART (1),SMITH GOMER GAUS JULIE (1),TEHALE (2),TI PARADIS (1),TOM & ROBY'S PLACE LLC (1),TORTELIER CHARLES & CATHERINE (1),TRIMBORN NORMA MARIA (1),VAYRAC MARC (1),VILLA NUIT BLANCHE (1),WACHS EDWARD (1),WALDRON JIM (1),WOODWARD (1),YOD (1),ZOMO CORPORATION (1) Representative 99 / 324 owners are present or validly represented as evidenced by the attendance list.

The meeting is declared open at 09:39 after signature of the attendance sheet.

Are neither present nor represented: 202

LES TERRES (1),3 CAN LLC (1),9322-8906 - QUEBEC INC (1), ACADEMY DE LA FALAISE BV (1),ACAJOUX HOLDINGS II LLC (1), ABRY Jean-Louis (2) ACAJOUX HOLDINGS LLC (1), AGERLUND JEAN-MIKAEL/ODMANSSO (1), ALTMANN / BIAUX (1), ANGELE (1), AUTHIDIA (1), BAIE AUX ACAJOUX (1), BALDE MOUHAMADOU (1),BALEGE / RANDALL (1),BEAUD YANICK (1),BELLA EMMANUEL (1),BELLEFONTAINE (1),BENATIER CLAUDE (1),BENHAMOU MICHEL (1),BIAUX GEORGEY (1),BLACKWELL MARTIN (1),SKY BLUE (1),BLUE D'EDEN (1),BLUE LAGOON (1),BOUCARD (1),BOXSHALL / CHIU (1),BRANGE ARTSEN EMILIENNE (1),BRIDERON JEAN-MICHEL (1),BUCHER ALAIN (1),BUKAFI (1),BUONANNO CLAUDE (1),CARLOTTA (1),CAVALLO/ THIEFIN (1),CHANNEL CROSSING LIMITED (1),CHARTIER KENNETH & JOAN (1),CHAZARAIN CHRISTINE (2),CHEMLA MARC (1),CLEVELAND MARK AND KARLA (1),COLLAGES THIERRY (1),COLLECTIVITY OF SAINT-MARTIN (1),CORALLO FRANCESCO (2),CORROY SYLVAIN (1),COULLET / PALOU LILIAN (1),CRUSSEFOND JEAN MICHEL (1),D'URSO SOLANGE (1),DKLL (1),DARLING & CIE (1),DART THOMAS (1),DE L'HABITATIONDE BAIE ROUGE (1),DEBBIE (1),DEMA (2),DESRANGES/ DAVID (1),DIXON JOHN (1),DOUZIECH PATRICK (1),DP IMMOBILIER SAINT M ARTIN (1),DREYFUS LéA (2),EHRlich ROBERT (1),ERB Frédéric (1),ESPANA-HEREDIA / MARTE VASQUEZ (1),ESPERANCE (1),EXCEL VENTURE ILLC (2),F5-FOUR (1),FACT ACCOMPLI (1),FOULON VANESSA AND FRANCK (1),FRANC JACQUES PATRICK (1),GAVILLUXE (1),GENESIS (1),GINTEK 196 (1),GIOIA LUIS ALEJANDRO (1),GLOBEX INTERNATIONAL (1),GRAND PALM (1),GROSS STEPHEN LEE (1),GUEHENNEUC BORIS (1),GUILLAUME DANIEL (1),H30 LA CHATRIERE (1),HAVERON THOMAS MICHAEL (1),HELD MARIE VICTORIA GABRIELLA (1),HENCO (1),HERVOUET MARYLINE (1),HOLDING GREGOIRE (1),HOOVER DUDLEY SR (1),HOWELLS GLORIA (2),HUGE DIANE (1),HUMING BIRDS 2 (1),ITB (1),INVICTA PRIVATSTIGTUNG (1),JPDETRY SRL (1),JSC IMMO (1),K&D (1),KOCH OU O'BRIEN CLARK (1),KOFFEL PASCAL (2),KOMBAWA (1),KOPCZYNSKI THOMAS (1),KULPINSKI (1),LA FALAISE AU VENT (1),LA SUCRIERE (1),THE NORMAN TOWER (1),LAROCHAIX YVES (1),LAURENT BENJAMIN (1),THE HUMMINGBRI (1),THE BIG BLUE (1),THE KABANON (1),LE MERIDIEN (1),LE PLUVIER (1),LE ROCHER SAINT-MARTIN (1),LECLERC JACQUES (1),LEDEE RALPH (1),DOMAINES D'ESPARON (1),LES NONAINS (1),THE PEARLS OF THE LAGOON (1),THE VILLAS OF THE POND (1),Dragonfly (2),LIDE - KAHAN LIONEL & MICHELIN (1),LIGHT HOUSE (1),LIME (1),LITTLE JAZZ BIRD (2),LONGUET LOUIS (1),LORINVEST (1), LOWLANDS PRODUCTION (1), MAISON 502 LIMITED (1),MANDALAY (1), MAS VÉRONIQUE - MATHON CHARLOT (1), MAUDERLI LUCA & DREYFUS LéA (1), MDT (1), MEDCM PARTNERS (1), MEZEL (1), MGT 74 (1), MILLER LEONARD (1), MONTPEZAT ALEXANDRA (1),MOUGHAMES JOSEPH (1),NEBOUT - CERCIO - GAILLARD (1),NEFKIKO (1),NICKLES (1),NUIT SXM

(1), OCEAN VIEW PROPERTIES (1), OSERIAN PROPERTIES (1), OVERSEA (1) , PAGE ANTOINE & LILIANE (1), PARISOT GILLES (1), PERCUDANI GENE (1), PETERSON PATRICK OR CAROLINE (1), PETIT ROGER (1), PEYRONNY STEPHANE (1), PISCIONE JUAN (1), PITANGA (1), PIZZAGALLI MICHELLE (2), PLANES ST MARTIN 2004 (1), PLUM BAY (1), PLUM BAY CARAIBES (1), PLUM BAY RETREAT (1), POSTOLEC (1), PROSPERART (1), PROTEAU ERIC (1) , PROULX DIANE (1), PROVOST CHRISTOPHE (2), RCP (1), RASCO IMMOBILIER (1), RASTAFARI (1), REMORA (1), RIVAUD JEROME (1), ROBERT JEAN MARC (1), ROCKOMANOVICK GRADIMIR & VESNA (1), ROVELET - IDELER (1), SGPI (1), SANLOUFRE (1), SANTORELLI LENNY (1), SB TERRE BASSE (1), SBH TOP DREAM (1), SCOTT (1), SEAVIEW INTERNATIONAL CY (1), SEIZE THE DAY (2), SEQUOIA (1), SERENA (1), SHERBIN MICHAEL (1), SIDHOM RAFIK (2), SINGH DINAKAR (1), SIROTA & STROCOVSKY (1), SOGECA (1), STELLA MARINA (1), STEPHENSON GEORGES (1), SWEET VILLAS (1), SWERDEL MARK (1), THEMIS (1) , TI MEC - BRIZARD MICHEL (1), TOLASSY JEAN PHILIPPE (1), TOMTEN (1), TROPICS (1), ULRICH (1), UNIQUE PROPERTIES (1), URSEL MATTES (1), VAN EYLEN AUGUST (1) , VASSEL BERNARD (1), VILLA CARISA CORP (1), VOSSLER CONNIE (1), VUE SUR MER (1), WANG CHARLES (4), WAZOO (2), WFG PROPERTIES HOLDINGS LLC (1), WILLIAMS LAURIE (1) , WINDJAMMER HOLDING CY INC (1), YKYE (1), YUZU (1) Representative 220 / 324 Directors' fees

People who arrived during the meeting: ANTHELIX (1), LOW LAND VILLAS (2), VILLA ROBINSON (1), COOL WATER (1) Representative 5 / 324 Directors' fees

VOTING RESULTS

1. SESSION CHAIR

In accordance with article 10 of the statutes, the General Assembly is chaired by its president Mr. Ottavio Lavaggi.

- Voted for:

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1), BRODIE RICHARD (3), CANTON GERARD (1), CAPRICE 214 (1), CHALONO VICTOR MICHEL (1), COHEN MÉGAN (1), CUM (1), DE FALCO / BORST (2), DEN BAAS & BRIERE JAHANNES ET (1), DES COMTES DE BLEGIERES DE PIER (1), DEWITT CHRISTOPHER AND TERESA (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MONSIEUR GLABIK (1), GAIGNARD/ MAUSSION (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), L'HARMONIE (1), LA SAMANNA (14), LANDAU MIKEL (1) , LEMONNIER BERNARD & JACQUELINE (2), LEPINE MICHEL & NATHALIE (1), LES BOSQUETS (1), LES CORNICHERS DE LA BO (1), LEVASSEUR NICOLE (1), LLOBREGAT JEAN JACQUES (1), MARE (1), MONSON & FLEISHMAN (1), NASARA (1), NGUYEN JERLINA (1), NICHOLS DEREK (1), OPTIMUM CARAIBES (5), OSUN (1), PARADISO (1), PARADISUM (1), PEDERSOLI / AUREGGI (1) , PEREZ MICHEL (1), SILVER PHOENIC (1), PIGRANEL (1), POMATA ANTONIO (1), REED (1), SAGAMORE PARTNERS (1), SANFORD CHARLES (1), SCI ESSUALCIN (1), SCI GUICHA (1), SEN SXM (3), SENATOR (1), SHOTOM (1), SMART (1), SMITH GOMER GAUS JULIE (1), TEHALE (2), TI PARADIS (1), TOM & ROBY'S PLACE LLC (1), TORTELIER CHARLES & CATHERINE (1), TRIMBORN NORMA MARIA (1), VAYRAC MARC (1), VILLA NUIT BLANCHE (1), WACHS EDWARD (1), WALDRON JIM (1), WOODWARD (1), YOD (1), ZOMO CORPORATION (1) Representative 99 / 99 Directors

- Voted against:

None

Consequently, this resolution is unanimously accepted by the co-owners present or represented.

2. APPOINTMENT OF SCRUTINEERS FOR THE MEETING

In accordance with article 10 of the articles of association, two scrutineers are elected by the assembly.
Application from:

- MRS VIOTTY Michele

- Voted for:

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1), BRODIE RICHARD (3), CANTON GERARD (1), CAPRICE 214 (1), CHALONO VICTOR MICHEL (1), COHEN MÉGAN (1), CUM (1), DE FALCO / BORST (2) DEN BAAS & BRIERE JAHANNES ET (1), DES COMTES DE BLEGIERS DE PIER (1), DEWITT CHRISTOPHER AND TERESA (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MONSIEUR GLABIK (1), GAIGNARD/ MAUSSION (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), L'HARMONIE (1), LA SAMANNA (14), LANDAU MIKEL (1), LEMONNIER BERNARD & JACQUELINE (2), LEPINE MICHEL & NATHALIE (1), LES BOSQUETS (1), LES CORNICHERS DE LA BO (1), LEVASSEUR NICOLE (1), LLOBREGAT JEAN JACQUES (1), MARE (1), MONSON & FLEISHMAN (1), NASARA (1), NGUYEN JERLINA (1), NICHOLS DEREK (1), OPTIMUM CARAIBES (5), OSUN (1), PARADISO (1), PARADISUM (1), PEDERSOLI / AUREGGI (1), PEREZ MICHEL (1), SILVER PHOENIC (1), PIGRANEL (1), POMATA ANTONIO (1), REED (1), SAGAMORE PARTNERS (1), SANFORD CHARLES (1), SCI ESSUALCIN (1), SCI GUICHA (1), SEN SXM (3), SENATOR (1), SHOTOM (1), SMART (1), SMITH GOMER GAUS JULIE (1), TEHALE (2), TI PARADIS (1), TOM & ROBY'S PLACE LLC (1), TORTELIER CHARLES & CATHERINE (1), TRIMBORN NORMA MARIA (1), VAYRAC MARC (1), VILLA NUIT BLANCHE (1), WACHS EDWARD (1), WALDRON JIM (1), WOODWARD (1), YOD (1), ZOMO CORPORATION (1) Representative 99 / 99 Directors

- Voted against:

None

Consequently, this resolution is unanimously accepted by the co-owners present or represented.

- MR BRISEBOIS Jason

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1), BRODIE RICHARD (3), CANTON GERARD (1), CAPRICE 214 (1), CHALONO VICTOR MICHEL (1), COHEN MÉGAN (1), CUM (1), DE FALCO / BORST (2) DEN BAAS & BRIERE JAHANNES ET (1), DES COMTES DE BLEGIERS DE PIER (1), DEWITT CHRISTOPHER AND TERESA (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MONSIEUR GLABIK (1), GAIGNARD/ MAUSSION (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), L'HARMONIE (1), LA SAMANNA (14), LANDAU MIKEL (1), LEMONNIER BERNARD & JACQUELINE (2), LEPINE MICHEL & NATHALIE (1), LES BOSQUETS (1), LES CORNICHERS DE LA BO (1), LEVASSEUR NICOLE (1), LLOBREGAT JEAN JACQUES (1), MARE (1), MONSON & FLEISHMAN (1), NASARA (1), NGUYEN JERLINA (1), NICHOLS DEREK (1), OPTIMUM CARAIBES (5), OSUN (1), PARADISO (1), PARADISUM (1), PEDERSOLI / AUREGGI (1), PEREZ MICHEL (1), SILVER PHOENIC (1), PIGRANEL (1), POMATA ANTONIO (1), REED (1), SAGAMORE PARTNERS (1), SANFORD CHARLES (1), SCI ESSUALCIN (1), SCI GUICHA (1), SEN SXM (3), SENATOR (1), SHOTOM (1), SMART (1), SMITH GOMER GAUS JULIE (1), TEHALE (2), TI PARADIS (1), TOM & ROBY'S PLACE LLC (1), TORTELIER CHARLES & CATHERINE (1), TRIMBORN NORMA MARIA (1), VAYRAC MARC (1), VILLA NUIT BLANCHE (1), WACHS EDWARD (1), WALDRON JIM (1), WOODWARD (1), YOD (1), ZOMO CORPORATION (1) Representative 99 / 99 Directors

- Voted against:

None

Consequently, this resolution is unanimously accepted by the co-owners present or represented.

3. APPOINTMENT OF THE MEETING SECRETARY

In accordance with article 10, the chairman appoints Isabelle Cazorla and Olivier Bernaz as secretaries of the Meeting

- Voted for:

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1), BRODIE RICHARD (3), CANTON GERARD (1), CAPRICE 214 (1), CHALONO VICTOR MICHEL (1), COHEN MÉGAN (1), CUM (1), DE FALCO / BORST (2), DEN BAAS & BRIERE JAHANNES ET (1), DES COMTES DE BLEGIERS DE PIER (1), DEWITT CHRISTOPHER AND TERESA (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MONSIEUR GLABIK (1), GAIGNARD/ MAUSSION (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), L'HARMONIE (1), LA SAMANNA (14), LANDAU MIKEL (1), LEMONNIER BERNARD & JACQUELINE (2), LEPINE MICHEL & NATHALIE (1), LES BOSQUETS (1), LES CORNICHERS DE LA BO (1), LEVASSEUR NICOLE (1), LLOBREGAT JEAN JACQUES (1), MARE (1), MONSON & FLEISHMAN (1), NASARA (1), NGUYEN JERLINA (1), NICHOLS DEREK (1), OPTIMUM CARAIBES (5), OSUN (1), PARADISO (1), PARADISUM (1), PEDERSOLI / AUREGGI (1), PEREZ MICHEL (1), SILVER PHOENIC (1), PIGRANEL (1), POMATA ANTONIO (1), REED (1), SAGAMORE PARTNERS (1), SANFORD CHARLES (1), SCI ESSUALCIN (1), SCI GUICHA (1), SEN SXM (3), SENATOR (1), SHOTOM (1), SMART (1), SMITH GOMER GAUS JULIE (1), TEHALE (2), TI PARADIS (1), TOM & ROBY'S PLACE LLC (1), TORTELIER CHARLES & CATHERINE (1), TRIMBORN NORMA MARIA (1), VAYRAC MARC (1), VILLA NUIT BLANCHE (1), WACHS EDWARD (1), WALDRON JIM (1), WOODWARD (1), YOD (1), ZOMO CORPORATION (1) Representative 99 / 99 votes

- Voted against:

None

Consequently, this resolution is unanimously accepted by the co-owners present or represented.

4. PRESIDENT REPORT

(The report will be attached to the minutes)

This resolution is not subject to a vote.

5. SECURITY COMPANY REPORT

(report attached)

This resolution is not subject to a vote.

6. REVIEW AND APPROVAL OF THE ASL ACCOUNTS AS OF 31/12/2022

(Article 9 of the statutes)

The accounting and financial documents were attached to the invitation.

Resolution

The general meeting, after having deliberated, approves in their entirety and without reservation in their content and presentation, the accounts of the ASL for the financial year closed on **31/12/2022**.

The total amount of expenses is **€605,256.07**

The total amount of works expenditure is **€73,886.17**

Reminder of the procedures for verifying the supporting documents for the dues:

The accounts for the financial year can be checked by any owner, on the 6th working day preceding the general meeting or by appointment at the manager's office.

- Arrived during the vote:

ANTHELIX (1), VILLA ROBINSON (1), COOL WATER (1), LOW LAND VILLAS (2) Representing 5 / 324 directors' fees

The number of directors' fees of those present is now: 104 votes

- Voted for:

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), ANTHELIX (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1),BRODIE RICHARD (3),CANTON GERARD (1),CAPRICE 214 (1),CHALONO VICTOR MICHEL (1),COHEN MÉGAN (1), COOL WATER (1), CUM (1), DE FALCO / BORST (2) DEN BAAS & BRIERE JAHANNES AND (1), COUNTS OF BLEGIERS DE PIER (1), DEWITT CHRISTOPHER AND TERESA (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MR GLABIK (1), GAINARD/ MAUSSION (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), HARMONY (1), LA SAMANNA (14), LANDAU MIKEL (1), LEMONNIER BERNARD & JACQUELINE (2), LEPINE MICHEL & NATHALIE (1), LES BOSQUETS (1), LES CORNICHERS DE LA BO (1), LEVASSEUR NICOLE (1), LLOBREGAT JEAN JACQUES (1), LOW LAND VILLAS (2) MARE (1), MONSON & FLEISHMAN (1), NASARA (1), NGUYEN JERLINA (1), NICHOLS DEREK (1), OPTIMUM CARAIBES (5), OSUN (1),PARADISO (1),PARADISUM (1),PEDERSOLI / AUREGGI (1),PEREZ MICHEL (1), PHOENI C ARGENTE (1), PIGRANEL (1),POMATA ANTONIO (1),REED (1),SAGAMORE PARTNERS (1),SANFORD CHARLES (1),SCI ESSUALCIN (1),SCI GUICHA (1),SEN SXM (3),SENATOR (1),SHOTOM (1),SMART (1),SMITH GOMER GAUS JULIE (1),TEHALE (2),TI PARADIS (1),TOM & ROBY'S PLACE LLC (1),TORTELIER CHARLES & CATHERINE (1),TRIMBORN NORMA MARIA (1),VAYRAC MARC (1),VILLA NUIT BLANCHE (1),VILLA ROBINSON (1),WACHS EDWARD (1),WALDRON JIM (1),WOODWARD (1),YOD (1) ,ZOMO CORPORATION (1) Representative 104 / 104 fees.

- Voted against:

None

Consequently, this resolution is unanimously accepted by the co-owners present or represented.

- Voted against:

None

Consequently, this resolution is unanimously accepted by the co-owners present or represented.

8. ELECTION OF BOARD MEMBERS

(Article 9 of the statutes)

According to article 11 of the statutes, the Board of Directors or office is composed of at least four members and at most nine chosen from among the members of the association and appointed by the General Assembly by a majority of the owners present or represented.

The term of board member is 3 years renewable once.

The Board of Directors is currently composed of:

- Mr. Ottavio Lavaggi (Chairman) elected in 2022 until 2025
- Mr. Patrick GEORGET (treasurer) co-opted in 2021, elected in 2022 until 2025
- Mr. Marc Vayrac (Vice-Chairman) co-opted in 2020 elected in 2022 until 2025
- Mr. Christian Fossat elected in 2022 until 2025
- Mr. Maxence de Blegiers elected in 2020 until 2023 (end of terms)
- Ms Eléonore Astier- Petin (La Samanna) elected in 2020 until 2023
- Madame Leslie Reed elected in 2020 until 2023
- Mr. Canton elected in 2021 until 2024
- Mr. Niclausse elected in 2022 until 2025

Consequently, a mandate is vacant and the renewal of the mandate of Mrs. Eléonore Astier- Petin and Mrs. Leslie Reed are submitted to the vote of the meeting:

- **Candidatures of Mrs. Eléonore Astier- Petin**

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), ANTHELIX (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1),BRODIE RICHARD (3),CANTON GERARD (1),CAPRICE 214 (1),CHALONO VICTOR MICHEL (1),COHEN MÉGAN (1), COOL WATER (1), CUM (1), DE FALCO / BORST (2) DEN BAAS & BRIERE JAHANNES AND (1), COUNTS OF BLEGIERS DE PIER (1), DEWITT CHRISTOPHER AND TERESA (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MR GLABIK (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), HARMONY (1), LA SAMANNA (14), LANDAU LOW LAND VILLAS (2) MARE (1),MONSON & FLEISHMAN (1),NASARA (1),NGUYEN JERLINA (1),NICHOLS DEREK (1),OPTIMUM CARAIBES (5),OSUN (1),PARADISO (1), PARADISUM (1), PEDERSOLI / AUREGGI (1), PEREZ MICHEL (1), SILVER PHOENIC (1), PIGRANE L (1),POMATA ANTONIO (1),REED (1),SAGAMORE PARTNERS (1),SANFORD CHARLES (1),SCI ESSUALCIN (1),SCI GUICHA (1),SEN SXM (3),SENATOR (1) ,SHOTOM (1),SMART (1),SMITH GOMER GAUS JULIE (1),TEHALE (2),TI PARADIS (1),TOM & ROBY'S PLACE LLC (1),TORTELIER CHARLES & CATHERINE (1),TRIMBORN NORMA MARIA (1),VAYRAC MARC (1),VILLA NUIT BLANCHE (1),VILLA ROBINSON (1),WACHS EDWARD (1),WALDRON JIM (1),WOODWARD (1),YOD (1),ZOMO CORPORATION (1) 103 / 104 votes

- Voted against:

GAIGNARD/ MAUSSION (1) Representative 1 / 104 votes

Consequently, this resolution is accepted by the majority of the co-owners present or represented.

- **Candidatures of Ms. Leslie Reed**

ARBIB STEPHEN OR DANA (1), ALICIA 2 (1), ANTHELIX (1), BEAUJON JAN (1), BENSADOUN (2), BERENGER (1), BERNAZ / BERTHELOT (1), BLUEFIN (1), BORDES (1),BRODIE RICHARD (3),CANTON GERARD (1),CAPRICE 214 (1),CHALONO VICTOR MICHEL (1),COHEN MÉGAN (1), COOL WATER (1), CUM (1), DE FALCO / BORST (2) DEN BAAS & BRIERE JAHANNES AND (1), COUNTS OF BLEGIERS DE PIER (1), DEWITT CHRISTOPHER AND TERESA (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MR GLABIK (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), HARMONY (1), LA SAMANNA (14), LANDAU LOW LAND VILLAS (2) MARE (1),MONSON & FLEISHMAN (1),NASARA (1),NGUYEN JERLINA (1),NICHOLS DEREK (1),OPTIMUM CARAIBES (5),OSUN (1),PARADISO (1), PARADISUM (1), PEDERSOLI / AUREGGI (1), PEREZ MICHEL (1), SILVER PHOENIC (1), PIGRANE L (1),POMATA ANTONIO (1),REED (1),SAGAMORE PARTNERS (1),SANFORD CHARLES (1),SCI ESSUALCIN (1),SCI GUICHA (1),SEN SXM (3),SENATOR (1) ,SHOTOM (1),SMART (1),SMITH GOMER GAUS JULIE (1),TEHALE (2),TI PARADIS (1),TOM & ROBY'S PLACE LLC (1),TORTELIER CHARLES & CATHERINE (1),TRIMBORN NORMA MARIA (1),VAYRAC MARC (1),VILLA NUIT BLANCHE (1),VILLA ROBINSON (1),WACHS EDWARD (1),WALDRON JIM (1),WOODWARD (1),YOD (1),ZOMO CORPORATION (1) 103 / 104 votes

- Voted against:

GAIGNARD/ MAUSSION (1) Representative 1 / 104 votes

Consequently, this resolution is accepted by the majority of the co-owners present or represented.

- **Candidatures of Mr. Franck HO-HIO-HEN (lot 253)**

- Voted for: **80/104**

- Abstained: **23 /104**

- Voted against:

BORDES (1) Representative 1 / 104 votes

Consequently, this resolution is accepted by the majority of the co-owners present or represented.

- **Candidatures of Mr. Amaury Flotat (president SAS COOL WATER - Lot 64)**

- Voted for: **1/104**

- Abstained: **23/104**

- Voted against: **80/104**

Consequently, this resolution is rejected by a majority of the co-owners present or represented.

9. APPROVAL OF THE PROVISIONAL BUDGET FOR THE 2023 FINANCIAL YEAR AND TERMS OF CALLS FOR PROVISIONS

(Article 9 of the statutes)

Resolution :

The meeting decides on the constitution of a provisional budget excluding works and other expenses voted elsewhere in the general meeting for the 2023 financial year for an amount of €609,150

It authorizes the manager to make provisional call-for-funds on April 1, 2023 and the contractual provisional call-for-funds of €500 on January 1, 2024

Due to the significant reduction in the budget compared to last year, Mrs. Viotty proposes to increase the proposed budget by €100,000 to improve the management of household waste and security.

It is proposed to vote to amend the budget accordingly and increase it to €709,150

Ms LEVASSEUR pointed out that before voting on a budget increase, action should be taken and the problems identified.

Viotty 's motion is accepted and the budget is proposed at €709,150.

The contributions for 2023 will amount to:

GENERAL CHARGES / SECTOR C: €1,228.24*

SECTOR A: €2,767.51*

SECTOR B: €1,501.26*

***Amount from which the provisional appeal of €500 must be deducted**

Lotissement : 024 - ASL LES TERRES BASSES
Exercice du 01/01/2022 au 31/12/2022

COMPTES DE CHARGES	Budget 2022	Dépenses 2022	Prévision 2023	EXPENSE ACCOUNTS
001 - CHARGES COMMUNES GENERALES				001 - COMMON EXPENSES
050-PERSONNEL SOCIETE EXTERIEURE	158 000,00 €	160 940,84 €	165 000,00 €	Employees - Subcontractors
051-ASSISTANT ADMINISTRATIF	20 000,00 €	19 360,00 €	24 000,00 €	Lowlands supervisor
210-EAU FROIDE CONSOMMATION	1 500,00 €	4 760,36 €	3 000,00 €	Water
250-TELEPHONE	900,00 €	898,56 €	900,00 €	Phone
251-TELEPHONE/ INTRATONE	2 000,00 €	1 972,36 €	2 000,00 €	Automation Phones
440-ENTRETIEN DIVERS		6 514,03 €	4 500,00 €	Various maintenance
441-ENTRETIEN ECLAIRAGE	3 000,00 €	1 123,20 €	3 000,00 €	Lighting maintenance
442-ENT. BARRIERE/ GUERITE/ CAMERA	30 000,00 €	17 534,81 €	30 000,00 €	Camera and Security post maintenance
443-REPARATIONS PORTAILS	3 000,00 €	2 524,08 €	3 000,00 €	Gates maintenance
475-CONTRAT LOCATION CAMERAS	9 000,00 €	7 871,32 €	9 000,00 €	Camera and cctv rental
490-CONTRAT ASSURANCES	2 500,00 €	2 386,41 €	2 700,00 €	Insurances
511-TRAVAUX RESEAU EAU FROIDE				Water grid works
512-CONSTRUCTION ROUTE		9 402,39 €	7 000,00 €	Road works
513-POSE LUMINAIRES	10 000,00 €	6 530,16 €	5 000,00 €	New lighting
530-GROS TRAVAUX	175 000,00 €	73 886,17 €	49 000,00 €	Large operations and construction
530-SECURITE ET AMENAGEMENT LOCAL POUBELLES	0,00 €	0,00 €	100 000,00 €	GARBAGE AND SECURITY
630-FRAIS CONTENTIEUX	15 000,00 €	13 637,18 €	15 000,00 €	Litigation costs
640-FRAIS EXPERTISE		1 835,08 €		Expertise Costs
820-IMPOTS FONCIERS	1 700,00 €	1 720,00 €	1 700,00 €	Property taxes
876-VENTE DE TELECOMMANDES		-481,00 €	-500,00 €	RC sales
891-IMDEMNITES DE PROCEDURE PERCUES		-1 183,29 €		procedural allowances
895-ENCAISSEMENT DE LOYERS	-47 000,00 €	-56 373,09 €	-57 000,00 €	Rent (Antennas)
896-PRODUITS EXCEPTIONNELS		-2 219,65 €		Exceptional Income
910-HONORAIRES SYNDIC	21 250,00 €	21 250,00 €	21 250,00 €	Manager fees
915-FRAIS BANCAIRES	800,00 €	1 598,23 €	1 600,00 €	Bank fees
916-FRAIS TRANSACTION CB	800,00 €	732,73 €	800,00 €	Card Process fees
950-VACATIONS DIVERSES	3 000,00 €	0,00 €	0,00 €	Other services
970-FRAIS ADMINISTRATIF	3 000,00 €	1 362,18 €	3 000,00 €	administrative expenses
980-FRAIS DE POSTE	6 000,00 €	1 391,31 €	1 500,00 €	Stamps and post office
985-FRAIS AG + CONSEIL SYNDICAL	2 500,00 €	2 465,47 €	2 500,00 €	Board and meeting expenses
Total catégorie	421 950,00 €	301 439,84 €	397 950,00 €	
002 - CHARGES SECTEUR A				002 - Sector A expenses
050-PERSONNEL SOCIETE EXTERIEURE	245 000,00 €	241 411,21 €	245 000,00 €	Employees - Subcontractors
230-ELECTRICITE	5 000,00 €	4 797,15 €	5 000,00 €	Electricity
444-INVESTISSEMENT SECURITE (A)				Security investments
510-TRAVAUX D'ENTRETIEN RECUP.				Maintenance expenses
710-ESPACES VERTS ENTRETIEN	40 500,00 €	43 056,00 €	44 000,00 €	Landscape & garden maintenance
Total catégorie	290 500,00 €	289 264,36 €	294 000,00 €	
003 - CHARGES SECTEUR B				003 - Sector B expenses
230-ELECTRICITE	200,00 €	199,87 €	200,00 €	Electricity
510-TRAVAUX D'ENTRETIEN RECUP.	2 000,00 €	0,00 €	2 000,00 €	Maintenance expenses
710-ESPACES VERTS ENTRETIEN	14 000,00 €	14 352,00 €	15 000,00 €	Landscape & garden maintenance
Total catégorie	16 200,00 €	14 551,87 €	17 200,00 €	
TOTAL IMMEUBLE	728 650,00 €	605 256,07 €	709 150,00 €	

Excédent 2022 123 393,93 €

GROS TAVAUX	175 000,00 €
Windward - bump	73 886,17 €
Solde	101 113,83 €

COTISATIONS 2023

	VOIX	MONTANT	ENSEMBLE
CHARGES GENERALES / SECTEUR C	70	1 228,24 €	85 976,85 €
CHARGES SECTEUR A	191	2 767,51 €	528 593,98 €
CHARGES SECTEUR B	63	1 501,26 €	94 579,17 €
	324		709 150,00 €

- Voted for:

ANTHELIX (1), BEAUJON JAN (1), BERENGER (1), BLUEFIN (1), BORDES (1), BRODIE RICHARD (3), CANTON GERARD (1), CAPRICE 214 (1), CHALONO VICTOR MICHEL (1), COHEN MEGAN (1), COOL WATER (1), CUM (1), DE FALCO / BORST (2), DEN BAAS & BRIERE JAHANNES ET (1), DOUCE OLIVIER (1), DUCHESS DES SABLES LLC (1), FOSSAT CHRISTIAN (1), G3G - MR GLABIK (1), HERZIG DANIEL (1), HO-HIO-HEN AND CONSTANT DESPORT (1), HUBERT ANTOINE (3), JASMIN (1), L'HARMONIE (1), LA SAMANNA (14), LANDAU MIKEL (1), LEMONNIER BERNARD & JACQUELINE (2), LEPINE MICHEL & NATHALIE (1), LES BOSQUETS (1), LES CORNICHERS DE LA BO (1), LLOBREGAT JEAN JACQUES (1), LOW LAND VILLAS (2), MARE (1), MONSON & FLEISHMAN (1), NASARA (1), NGUYEN JERLINA (1), NICHOLS DEREK (1), OPTIMUM CARAIBES (5), OSUN (1), PARADISO (1), PARADISUM (1), PEDERSOLI / AUREGGI (1), PEREZ MICHEL (1), PHOENIC ARGENTE (1), PIGRANEL (1), POMATA ANTONIO (1), REED (1), SAGAMORE PARTNERS (1), SANFORD CHARLES (1), SCI ESSUALCIN (1), SCI GUICHA (1), SEN SXM (3), SENATOR (1), SHOTOM (1), SMART (1), SMITH GOME R GAUS JULIE (1), TEHALE (2), TRIMBORN NORMA MARIA (1), VILLA NUIT BLANCHE (1), VILLA ROBINSON (1), WALDRON JIM (1), WOODWARD (1), ZOMO CORPORATION (1) 88 / 104 votes.

- Voted against:

ALICIA 2 (1), BERNAZ / BERTHELOT (1), DEWITT Christopher and Teresa (1), LEVASSEUR Nicole (1), VAYRAC Marc (1), YOD (1), BENSADOUN (1), DES COMTES DE BLEGIERES DE PIER (1), ARBIB STEPHEN OU DANA (1), TI PARADIS (1), Representative 10 / 104 votes.

- Abstained:

GAIGNARD/ MAUSSION (1), CAPRICE 214 (1), HARMONY (1), TOM & ROBY'S PLACE LLC (1), TORTELIER CHARLES & CATHERINE (1), WACHS EDWARD (1), Representative, 6 / 105 votes.

Consequently, this resolution is accepted by the majority of the co-owners present or represented.

10. RETROCESSION OF ROADS FROM MORNE ROUGE TO ASL (Article 9 of the statutes)

For the sake of harmonization of Morne Rouge with all of the Terres Basses, it would be wise for the ASL to accept the retrocession of the roads by the developer, however the roads are in very poor condition as well as the drinking water network. not match what you see on the plans.

Resolution :

The meeting decides that the situation is too confusing and not to vote for this resolution
This resolution is not subject to a vote.

11. REMINDER CONCERNING FENCES AND DEVELOPMENT OF PROPERTIES (ART 14 OF THE STATUTES) (without votes)

Article 14 of the statutes provides: The boundaries of the lots both along the road and adjoining may be lined with carefully maintained walls or quickset hedges. Concrete or block walls should be painted or plastered.

Hedges and walls must be set back 3 meters from the property line along the tracks. Subject to compliance with the town planning rules in force, the height of the walls may not exceed 2 metres.

Consequently, ASL declines all responsibility for any damage caused to buildings and plantations located in this 3-meter band, whether by ASL service providers or by public service delegates if they had to dismantle existing structures in order to access the various underground networks.

This resolution is not subject to a vote.

12. ACTIONS AGAINST RED PALM WEEVILS

Dr. Fossat presented to the Bureau a report on the attacks of palm trees by red weevils (*Rhynchophorus ferrugineus*) reported by several colotis. He explains that the strategy of control which consists on the one hand in the installation of traps with pheromones and on the other hand the direct injection of products in the trunks of the palm trees. (see sheet from the Ministry of Agriculture attached)

Traps will soon be distributed throughout the Terres Basses (see map attached), intended to identify the most infested areas, to monitor their evolution and to partially destroy the weevils. An estimate of €4,626.84 was presented and accepted by the members of the Bureau.

Their coordinated use is necessary and it therefore seems logical that the ASL bears their cost and centralizes the information collected.

On the other hand, each owner will have to bear the cost of the treatment of his own palm trees himself. The information will be posted on the ASL website.

Following the positioning of the traps, the weevils were recovered and the infestation is officially recognized by the prefecture. Prescriptions will be put in place by the prefecture for treatment by injection only with approved companies.

Some Dutch side companies use prohibited and dangerous products

This resolution is not subject to a vote.

13. INFORMATION ON DEBTOR OWNERS AND THE IMPLEMENTATION OF REAL ESTATE SEIZURES

In accordance with the powers of the Board and the injunctions to pay having been issued by the judge, a property seizure procedure is or will be initiated against the owners whose list follows: LOT 662 GUEHENNEUC * LOT 37 MILLER * LOT 92 THE PLUVIER LOT * LOT 254 PROVOST

Furthermore, in accordance with article 16 of the articles of association, a penalty of 10% will be applied to owners who do not pay their dues within the month following the sending of the call for funds.

This resolution is not subject to a vote.

14. AGREEMENT OF DECEMBER 15, 2016 AND ITS AMENDMENT OF FEBRUARY 06, 2019 BETWEEN ASL AND THDTTEL RELATING TO THE FIBER OPTICAL NETWORK - UPDATE ON THE PROGRESS OF WORK

(without vote)

Progress report on work scheduled for completion in 2019 - Progress Plan - Pooling according to ARCEP decision 2020-1432 (network access to other operators).

This resolution is not subject to a vote.

15. MISCELLANEOUS MATTERS

(without votes)

This resolution is not subject to a vote.

Mrs. Viotty asks that an additional household waste room be created or the current one enlarged with an additional opening and better maintained because in season the bins are overflowing everywhere.

Mr. Gertrude asks to consider increasing the number of guards.

Role of Jean-Philippe Campion to be clarified because it is pointed out by several people that he does not respond to messages.

Role of the green space maintenance company to be clarified because some places are not maintained. He is also blamed for everything he stores on the ASL plot.

His contract being for 3 years renewed in January 2022, the competition will have to intervene for 2025.

➤ **No one else asking to speak, the meeting adjourned at 1:00 p.m.**

President,
OTTAVIO
LAVAGGI

1st Assessor ,
MRS VIOTTY

2nd Assessor,
Mr. BRISEBOIS

The Secretary
REAL ESTATE IMAGE

Reminder: article 10 of the statutes:

“The actions which aim to contest the decisions of the General Meetings, must be introduced by the opposing or defaulting Owners within a period of one year from the notification of the said decisions which is made to them”