

SEDA TOWER RESIDENCE

MINUTES OF THE EXTRAORDINARY GENERAL ASSEMBLY OF PROPERTY OWNERS DATED 14.03.2026

It is hereby recorded that the agenda for the extraordinary general assembly of Seda Tower Residence (Block 230, Parcel 18), located in Alanya, Kellerpınarı District, Balendalı locality, prepared in accordance with the Condominium Law No. 634 and the APARTMENT management plan, was sent to the property owners on 23.02.2026 via registered mail and WhatsApp. It was noted that the first meeting was scheduled for 07.03.2026 at 12:00, and as the required majority was not met, the second meeting would be held on 14.03.2026 in the apartment meeting hall. Upon verification that all legal procedures for an extraordinary meeting were completed, the discussion of the agenda items commenced.

Agenda

Item 1: According to the attendance list, out of 67 independent unit owners who were supposed to attend, 19 owners attended in person and 27 owners attended by proxy, making a total of 46 property owners present at the meeting.

Item 2: Election of the Presiding Committee. Upon proposal, Alenka Cepak was nominated as Chair, Veronika Nurieva as Secretary, and Elvira Bekdik as Translator. The committee was formed following majority approval. The committee was granted the authority to sign the minutes by majority vote.

Item 3: Release of Management and Termination of Contract. The accounts (income-expenditure) of Halil İbrahim DAYE, elected as manager for the 2025-2026 term on 30.08.2025, covering the period 01.09.2025 to 14.03.2026, were reviewed. The release of management (acquittal) was unanimously accepted. The proposal to terminate the contract with the current management company, STAY MANAGEMENT, and its manager Halil İbrahim DAYE, was put to a vote. 41 owners voted, and the motion was carried by majority vote.

Item 4: Election of the New Board of Directors. The election of the board of directors consisting of property owners was held. As a result, Alenka Cepak, Arif Dindar, and Aleksey Znakhar were elected as the new board members by majority vote. 41 owners participated in the vote. Owners were asked to authorize the Board to sign a contract with a management company for consultancy; this was unanimously approved. Furthermore, the Board was unanimously granted authority to delegate some or all of its powers to real or legal persons. The continuation of the current auditor, Mariia Lipova, in her role was unanimously approved.

Item 5: Selection of Consultancy Firm. Alenka Cepak (Apt. 45): We met with several consultancy firms to take over the tasks from Stay Management. All proposals were shared with interested owners. Since the majority prefers Panorama, this firm is presented for voting. Aleksey Znakhar: I was present at all meetings. I believe Panorama has the most transparent and reliable working style. Result: The appointment of Panorama Homes Network as the consultancy firm was unanimously approved.

Item 6: Authorization. Muhammet Gülten was unanimously authorized to represent Seda Tower Management before all official and private institutions, including: opening/closing bank accounts, depositing/withdrawing funds, performing EFT/Swift transactions, managing internet banking, handling subscriptions for Türk Telekom, CLK Akdeniz (Electricity), and ASAT (Water), obtaining title deed records, issuing notary notices, obtaining tax ID numbers, managing SGK (Social Security) filings, hiring and authorizing lawyers, and representing the management before Antalya Metropolitan and Alanya Municipalities.

Item 6: Evaluation and Discussion of Matters Regarding the Contractor. Due to continuous water damage to the walls on the -1 floor of Seda Tower, a proposal was made to file a lawsuit against the contractor before the construction warranty expires. The proposal was accepted by majority vote (9 rejections).

Item 7: As there were no further speakers, the meeting was adjourned by the Chair at 13:30. **THE SIGNATURE LIST IS ATTACHED!**

Chair

Alenka CEPAK

Secretary

Veronika NURIEVA

Translator

ELVIRA BEKDİK