

Agenda of owners meeting at the 1st of October 2020

1. Welcoming the owners
2. Welcoming the property management and determining the quorum
3. Billing and cash check (Mr. Schnatz)
4. Property management report (maintenance measures)
5. Facade renovation phase 1: report and billing
6. Facade renovation phase 2: report and commissioning
7. Report and status of the construction defects discovered in the existing outbildung - information on how to proceed
8. Report and current status of "sliding shutters"
9. Election of the owners advisory boards with separate voting for each candidate election time 2 years
10. Election of the owner representative Mr. Langer for a further 2 years
11. Report on the existing demand from Mr. Miller (neighbor) and miscellaneous
12. Report on the water cooperative

13. Resolution on planned renovation work:
 - a) Replacement of the broken thuja hedge or decision about a wooden fence
 - b) Motion for a resolution on financing window replacement
 - Proposal for financing the windows that have already been replaced and windows to be replaced in the future.
 - Reclaim of the wrong amount paid to Mr. Frank Andörfer
 - c) Motion for a resolution to privatize the windows. Transfer the windows into separate ownership

14. Requests from owners:
 - a) Requests from owner TOP 13, Sonja Ries
 - Decision on the purchase of rubber mats for the ski cellar. The wet floor is very slippery and therefore dangerous.
 - Decision lettering
 - To replace the lettering that was painted over during the renovation with a metal sign, as already presented at the 2018 assembly. Also on the driveway in the area of apartment TOP 27. This owner has already given his consent.
 - Decision hand showers:
 - A hand shower should be installed in the ladies' shower (at least on a shower)
 - Glass door swimming pool:
 - The glass door to the outside in the swimming pool should be opened again. In an emergency, this can be an escape route. Another lock is conceivable that remains closed from the outside and can be opened from the inside.
 - b) Request form owner TOP 68 and 70b, Thomas and Petra Alex
 - Decision on the installation of a locking cylinder with a knob on the inside of the main entrance door.
 - Reason: the owners have repeatedly stated that the main entrance of the Anderl was locked from the inside in the evening. This is a problem in particular in the event of danger (fire, etc.),

since the house entrance doors do not have panic openings. In the case of a locked door, there is no escape route without a key. An inexpensive, simple conversion is possible by installing locking cylinders with a knob on one side (inside). Such cylinders are to be installed on the doors leading to the outside as part of the resolution. The exit from the sauna area to the open space should also be considered. This door also represents an escape route from the sauna area.

- Decision on the installation of LED staircase lighting controlled by motion detectors.
Reason: The Anderl's staircases looks very dark. It happens again and again that the lighting switches off while climbing stairs. This represents an additional risk, especially when going down. Lengthening the switching times does not lead to an improvement, since the switches on the different levels have already been pressed by a previous users due to the size of the house. The installation of motion detectors ensures that the lighting remains switched on when the staircase is used. The dark staircase is made brighter and friendlier by means of contemporary, bright LED lighting. Due to the LED technology, the power consumption is sustainably reduced and also the electricity costs.
- Decision to install a snap lock with numeric code control and door closer at the entrance of the ski cellar.

Reason: We have repeatedly found in both seasons winter and summer that the entrance to the ski cellar is not locked. It is currently necessary to lock the door with a key. The ski cellar is often entered or left by several people at the same time during peak times. The result is that the door is not locked after every person and the door then remains open. This means that unauthorised persons can enter the ski cellar and the building unhindered via the entrance to the ski cellar. Locking the door in the evening by the caretaker only helps to a limited extent, since, according to our observation, the door is also used when leaving the house (smoking, taking out garbage, etc.) and is then unlocked and open in the late evening and at night . Therefore it should be decided that the access is secured with a combination lock. In this case, authorised persons with knowledge of the numeric code can access the ski cellar without a key.

c) Request form owner TOP 43 Conny and Tor Schofield and TOP 56 Silke and Helge Kämmlle

- Decision on the attachment of a window on the outside according to the technical drawing. The owners will install the two windows themselves. The two owners are responsible for all costs for installation and maintenance. The windows should have a dimension of 165 cm x 120 cm.

d) Request form owner TOP 3 Bernhard Morell

- Communication language with the owners:

Decision to implement the EU fundamental right to multilingualism on an equal footing (Article 314 EC and (Article 21, as well as Article 22 and Article 41 Paragraph (4) of the EU Charter of Fundamental Rights) and new regulation of the language of communication with the owners. It is decided with immediate effect to send all letters from the property management to the owners in at least German and English.

Decision on how to deal with non-German speaking co-owners in the owners' meeting. It is decided that non-German-speaking co-owners will be offered simultaneous translation into English at the owners' meeting. The translation can either be done in-house by a suitable co-owner or by a professional translator.

Background to this resolutions:

The community of owners has changed a lot over the years, many non-German-speaking co-owners have been added, currently around 21% of the co-owners are not German-speaking.

These are currently only informed in German by the property management, the basis for this is a decision from the 1980s. According to EU fundamental law, however, this was already illegal at the time the resolution has been passed.

Note from the property management:

The resulting additional work on the part of the property management and the professional translator cause additional costs that have to be borne by the community of owners.

e) Request from owner TOP 8 Dipl.-Ing. Susanne Wolf

- Decision for a qualified review of the operating cost statements from the years 2016 - 2018, as there have been no cash audits since then and the statements are incorrect. Individual positions are incomprehensible. The accounts of the property manager at the time were repeatedly objected to, but they were not corrected.

15. Request from the property management to offset the external costs of wage accounting for the caretakers Stanimir Drijic and Tanja Drijic amounting to around 240 € per year

16. Other things

(Translation Bernhard Morell)