EXECUTIVE SUMMARY OF THE 3 MEETINGS

1. Meeting at Muchamiel Town Hall on pending improvements

Date: 13/03/2026.
Attendees on behalf of the Association: Juan Carlos Leal, president, and Félix Cortés, board member.
Counterparty attendees: Gustavo Blasco, Muchamiel Town Hall (Government), and Borja Iborra, Muchamiel Town Hall (Podemos).
Objective: review of the pending matters affecting the residential estate.

Executive summary:
At this meeting, several outstanding actions of interest to the residential estate were addressed. Regarding irrigation in Jardines del Sol, it was indicated that the company will be asked to install a water point intended exclusively for irrigation, limited to the times when the company itself waters its plantation, and not as a regular water supply point; in addition, this use is expected to be limited to approximately six months per year.

The status of various pending improvements was also reviewed, including bus shelters, the installation or improvement of refuse containers, the gate to the sports courts and the speed bumps in the hotel area. These are maintenance, mobility and basic-services matters that the Association continues to follow up with the Town Hall.

With regard to the power point, the Town Hall stated that it agreed to start the procedures with Iberdrola provided that the Association assumes the corresponding costs. It was also indicated that, when the time comes, the installation of a pole and the electrical panel on public land would be allowed. As a next step, follow-up on all the matters discussed was agreed.

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2. Meeting at Muchamiel Town Hall on the organization of local festivities

Date: 13/03/2026.
Attendees on behalf of the Association: Juan Carlos Leal, president, and Félix Cortés, board member.
Counterparty attendees: Pepin, councillor, and a member of the council department's technical staff.
Objective: organization of the festivities.

Executive summary:
The meeting focused on defining the material and organizational needs for holding the festivities. The main needs identified were chairs, tables, two toilets, a possible marquee and a temporary power point. This initial list of resources was intended to serve as the basis for preparing the formal request to the Town Hall.

One of the main issues was the marquee. It was indicated that its installation must be certified by an engineer; therefore, in order to avoid incidents or technical problems, it was recommended to rent a marquee from a specialized company, since this type of installation is delivered assembled and certified.

It was also reported that there are competitive grants for activities and participation, which could be used, for example, to cover gifts or items linked to competitions and festive activities. In addition, it was noted that the municipal budget is limited, and it was recalled that the previous year chairs had not been provided because the cost of other events had been high, expressly citing expenditure of EUR 1,800 on the Sanguagos. For this reason, the importance of formally submitting the requirements as soon as possible was highlighted in order to receive a municipal response in good time.

As next steps, it was agreed to formally file the requirements and prepare a brief explanatory project for the festivities, including a description of the events, timetable, logistical needs and site plan.

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3. Meeting with Senent Blanco & Asociados on the formal acceptance of the residential estate

Date: 15/04/2026.
Attendees on behalf of the Association: Juan Carlos Leal, president, and Félix Cortés, board member.
Counterparty attendees: Francisco J. Senent, of Senent Blanco & Asociados.
Objective: seek legal advice regarding the formal acceptance of the residential estate.

Executive summary:
At this meeting, specialized legal advice was requested regarding the possible formal acceptance of the residential estate. The firm stated that it was already familiar with the situation in Valle del Sol and explained that, around 1995, an attempt had been made to set up a homeowners' association to manage this matter, although that initiative stalled due to the cost of the process.

As a relevant legal point, the firm stated that, in order to initiate the urban development action, it would be necessary to obtain the agreement of owners whose combined land area exceeds 51% of the land in the residential estate. This requirement was presented as a key factor in assessing the viability of any future action.

With regard to the possible courses of action, the lawyers indicated that they do not consider it very feasible to recover the bonds in order to complete the estate. However, they did raise the possibility of exploring formulas to attribute a degree of responsibility to the Town Hall for not having acted at the time, as well as mechanisms of institutional pressure so that the Town Hall adopts a model similar to that of Alicante City Council with regard to the granting of licences.

As next steps, the firm undertook to study the current situation of the residential estate and send the Association an estimate or fee proposal for the possible cost of the process, as well as a specific fee for legal advice.

General conclusion

The three meetings reflect a twofold line of work by the Board of Directors: on the one hand, the follow-up of practical and immediate needs affecting the residential estate and neighbourhood organization, such as pending infrastructure, temporary supply arrangements and the preparation of festivities; on the other hand, the opening of a deeper legal analysis regarding the formal acceptance of the residential estate and the possible actions to be considered in relation to the Town Hall. Overall, this shows a strategy of management, institutional dialogue and preparation of next steps at both the operational and legal levels.