



EXTRAORDINARY GENERAL MEETING 2025

Date: 30th October 2025

Time: 15:00 held at the offices of Costas Gavrielides & Sons Ltd, 8 Adamantios Str., Kato Pafos and via ZOOM conferencing service

Facilitator: Monika Grochocka – Apartment 138

QUORUM

In accordance with the Immovable Property (Tenure, Registration, and Valuation) Law the meeting may proceed only if a quorum consisting of at least fifty percent (50%) owners is present or represented by a proxy.

The complex has a total of 102 apartments, of which 76 are paying owners eligible to vote.

Accordingly, the quorum required by law is 38 apartments, representing fifty percent (50%) of the total number of eligible owners.

The attendance register was examined, and it was verified that 42 apartments were represented:

- In person – 10 apartments represented
- By proxy - 31 apartments represented
- Online – 1 person voted; however 8 people were online but also sent proxies.

NOTE: The online meeting was recorded and all participants were made aware that the meeting was recorded according to GDPR regulations.

MEETING ADMINISTRATION

This is the first EGM held for the election of a committee.

As the previous committee have stepped down Monika Grochocka took the role of presiding over the meeting with the agreement of all present confirmed confirmed unanimously. Angie of C.G. Properties Services agreed to act as secretary and take the minutes of the meeting. There was no objection from the owners present.

ACTING CHAIRMAN STATEMENT

Monika confirmed that a quorum has been reached and thanked everyone who participated and submitted their proxies, ensuring that the meeting could proceed.

She confirmed that her husband is the owner of Apartment 138, which is currently occupied by a tenant. Monika and Michal own a small portfolio of properties in different complexes, which has given her considerable familiarity with the laws governing multi-dwelling properties. She is also active on the committees of other complexes. Although they reside in Peyia, they are permanently based in Paphos and are available to assist whenever needed.

The purpose of today's meeting was to elect a new committee, and Monika proceeded to introduce the candidates. Angie was then invited to announce the nominations for committee members.

NOMINATION OF COMMITTEE

The candidates listed below have been nominated and seconded:

Niki Michaelides – Apartment 4 – Position of Secretary.

Niki has been a resident of Cyprus for the past 13 years. She has expressed a strong willingness to help maintain the complex and is recognized for her meticulous approach to all tasks she undertakes.

Confirmed and approved by all present

Anna Earnden – Apartment 224 -Position of Treasurer

Anna is a Chartered Accountant with 20 years of experience.

Confirmed and approved by all present

Monika Grochocka – Apartment 138 – Position of Chairperson

Monika is CIPD-qualified with a strong background in Human Resources and experience working in the United Kingdom. She currently co-runs a small business with her husband, where she oversees all administrative and financial operations. In addition, Monika manages their small property portfolio, handling tenant relations and ensuring full compliance with relevant legislation. She places a strong emphasis on adhering to legal requirements and regards this as essential for the effective management of properties, particularly in matters involving non-payment of communal fees.

Confirmed and approved by all present

Donna Naran – Apartment 109 - Member

Donna informed the owners that she is a Health Care Manager, partly responsible for handling complaints within the NHS, and expressed that she would be happy to contribute, provided everyone was in agreement.

Confirmed and approved by all present

Stelios Gavrielides – Apartment 127 – Member

Stelios will stand as a member; however, he cannot stand for any of the specified positions, as he is a member of the property management company. C.G. Property Services wishes to avoid any potential conflict of interest.

Stelios conducts a daily walk around the complex and considers this his main contribution to the committee. He identifies any issues or maintenance needs, will inform the other committee members, and helps in finding appropriate solutions.

Confirmed and approved by all present

Monika confirmed that the above individuals have been elected as the committee of Sirena Olympia Owners' Administration for 2025/2026.

COMMENT FROM CHRISTAKIS PISSOURIOU

Christakis Pissouriou, owner of Apartment 141, commented that the condition of the complex has deteriorated over the past couple of years. He attributed this to the high number of tenants and recommended that all tenants be required to sign the Sirena Olympia complex rules and regulations.

Additionally, he suggested distributing a flyer to each apartment, reminding residents with pets to keep common areas clean and to avoid leaving food in the stairs and corridors.

Stelios has informed us that, as a company, we have identified several locations within the complex where we are exploring potential solutions, such as the use of dirt, nylon, pebbles, and a sonic device that emits a high-frequency signal.

Please note that owners are responsible for compliance, regardless of whether they reside in the property or have a tenant. Legally, we cannot require tenants to sign the regulations of the Sirena Olympia Owners Administration.

Monika informed that they will make an effort to resolve this issue.

Garry MacKinnon noted that the constitution prohibits animals on the complex.

Monika has committed to looking into the matter further.

FINAL WORDS

Monika confirmed that the Sirena Olympia Owner Administration will provide updates on a more regular basis, including information on the painting fund and other relevant matters. She emphasized that the committee will aim to be more transparent, in line with legal requirements, which mandate that information be sent to owners every three months.

Stelios confirmed that the team will strive to be more active, drive the project forward, and focus on continuous improvement.

Finally, we aim to build a respectful and supportive community and invite you to join our WhatsApp group.

When joining, please introduce yourself and specify your apartment number so we can verify that the group is limited to owners. This is necessary to ensure compliance with GDPR regulations.

A WhatsApp group will be created for the committee so that Stelios can inform members about tasks that need to be done, completed tasks, and any issues, ensuring that all committee members are kept informed and that a record is maintained.

Monika thanked all attendees, and the meeting concluded at 15:20.