

ANNUAL GENERAL MEETING 2025

Date: 14th October 2025

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

Facilitator: Sirena Olympia Owners Management Committee

QUORUM

The meeting proposed for the 18th September 2025 was postponed as there was no quorum.

MEETING ADMINISTRATION

The number of votes was confirmed as 16 votes from 102 apartments, 9 proxy votes, 7 votes in the room.

This is the second meeting as the first was postponed and as such although the votes are low in accordance with the legislation, the number of votes forms a quorum.

As the Committee Chairman, Myles Clapperton was not in attendance, Angela Owens took the role of presiding over the meeting. Colin Douglas (Treasurer) and David Jones (Member) were not in attendance. Sharon Baker resigned during the year 2025 for personal reasons. 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.

MATTERS ARISING FROM 2024 AGM

The weather proofing repairs to protect the foundation stonework are ongoing and almost complete.

APPROVAL OF MINUTES

The minutes of the meeting held on the 24th October 2024 were read and accepted unanimously.

CHAIRMAN'S STATEMENT/REPORT

The Chairman's update was read and there were no matters arising from the Chairman's update. The statement in its entirety is on the website.

TREASURER REPORT

No treasurer report was received prior to the meeting. The contingency statement, maintenance statement, statement of services, utilities statement and water provided by a private supplier for the pool as at 31st December 2024 and prepared by C.G. Properties Services Ltd. was provided and available to owners along with copies of all invoices pertaining to these statements.

The collection of funds for the external painting of the complex continues. No update was received from the treasurer as to the amount collected into the Sirena Olympia Owners Administration bank account held with Bank of Cyprus.

Angela Owens undertakes to follow up on the balance of "where we are".

It was noted that in 2024, there was a shortfall of approximately €10,000 on the service agreement contract.

The statements presented were accepted unanimously.

PAINTING FUND UPDATE

The painting of the complex is not just painting. The work will include repairs to cracks, water ingress etc. which are all part and parcel of the painting contracted work. This work will maintain the integrity of the building. Painting of the railings and woodwork are not included in the proposed painting works. The payment amount invoiced to each owner is based on the percentage of ownership which is listed on the title deed issued by the land registry.

No contract can be signed for the painting until the Sirena Olympia Owners Administration are able to pay. Money for the painting is not coming in fast enough and therefore delays the start of the works. For owners who have already paid in full, we thank you.

MOTIONS UNDER CONSIDERATION

SWIMMING POOLS

For years there have been issues with the law governing the use of pools on complexes. There is now new legislation in place. Under the new legislation, Sirena Olympia is classed as a TYPE 3 pool according to The Swimming Pool law of 2025. There are legal requirements which need to be adhered to including but not limited to:

- Pool Manager
- Pool Operator
- Regular testing
- Microbiological testing monthly
- Signage in Greek and English, etc. etc.

H2Owen can undertake the work mentioned above, however, it is yet to be confirmed.

Registration of the pools is foreseen to be confirmed by January 2026.

ADDRESS TO THE OWNERS BY MR. COSTAS GAVRIELIDES

“The new legislation of pools has now been passed. The pools at Sirena Olympia were never public as determined in the previous law. The new law now states that Sirena Olympia pools are private and fall under TYPE 3 of the Swimming Pool law of 2025. This is a good development for all owners at Sirena Olympia. The law no longer requires a lifeguard to be present but provides for an elected pool manager and pool specialist company.

A long-awaited legislation is now being presented in the government which will give the committees legal status to operate as a legal entity. This is a good development as it will give legal power to the committee to take legal action against non-payers etc.

The importance of maintaining Sirena Olympia as the project becomes older is of paramount importance, failure to do so will result in abandonment which will lead to serious devaluation of all properties at Sirena Olympia.

Currently there is a shortfall in funds year on year while the project has more expenses as the complex get older.

As the owner of three apartments on Sirena Olympia, I cannot express enough the importance of electing a very active committee considering the new pending law. Thank you."

Angela Owens thanked Costas and the maintenance team for their efforts in maintaining the complex and continued co-operation with the committee of Sirena Olympia.

ELECTION OF COMMITTEE MEMBERS

Due to a change of circumstances, Mrs. Sharon Baker resigned her position earlier in the year for personal reasons. The four remaining committee members have chosen not to stand for re-election. No nominations were received, and no committee was formed.

NOTE: It was mentioned that Costas Gavrielides and Sons Limited are the owners of three apartments on the complex, Dr. Stelios Gavrielides could become a member of the committee as he is also resident of the complex. There was no objection to this from any of the owners present.

As no committee was elected or formed, an Emergency General Meeting will be held for the election of a new committee.

MAINTENANCE CHARGE

The maintenance charge has not yet been agreed however it should be noted that due to the new pool law, charges will increase.

Insurance: The insurance covering the buildings and communal areas will remain at the same level.

Sirena Olympia Owners Administration dealt with a claim from an owner this year. The claim was dealt with professionally and settled accordingly.

COMPLEX REPAIRS

All complex repairs that are reported are ongoing and dealt with.

ANY OTHER BUSINESS

SWIMMING POOLS

The additional charges for maintenance of the pool, such as turning water cloudy, stepping on the pool lights, etc. can be avoided by showering before entering the pool, and not stepping on the lights as

these charges are not part of the pool maintenance and are charged to the owners through the contingency fund.

Pool Etiquette: Please keep food and drink away from the pool edge and under no circumstances are glass items allowed around the pool area. NO alcohol should be consumed around the pool area.

Please adhere to the pool hours, sound travels. The committee are not complex police, and it is every owners responsibility to be considerate of other residents.

Sunbeds: Broken or unused sunbeds need to be repaired or removed and disposed of.

CAR PARKS

There is no allocated parking and parking is on a first-come basis. The parking lines will be re-painted in the coming weeks. Please Park within the lines to maximize the use of the parking area.

Red Bars in Parking area: The bars were placed to assist for ease of garbage removal by the municipality. These were replaced and within 2 weeks were broken again!

GARBAGE AND DISPOSAL THEREOF

The green bins are for domestic waste only. The blue bin for recyclable products. There are owners who have changed toilets, etc. and the old ones have been left by the garbage bins. The municipality will not remove such items. Household items should be taken to the municipal green points, the closest to Sirena Olympia being Koloni (on the old airport road). As a company C.G. Properties Services charged for the disposal of waste at the green areas and therefore if removed by C.G. Properties Services for the disposal of household items, beds, toilets, mattresses, etc., we will be charged. For private citizens, the disposal of these items at the green point is FREE.

GARDENING

Gardening, cutting and trimming the trees of the communal areas are an ongoing process throughout the year. If you notice a tree that needs cutting back, please report it. If you notice a weed in these areas, there is no problem pulling it out. Palm trees are trimmed and maintained by an external contractor as they are now too high, a specialist company is required for health and safety reasons.

Private gardens are the responsibility of the owner. If you are unable to take care of your own garden, you can contact the office of C.G. Properties Services. A quotation will be given for the work with charges for the owners' account.

Cutting back branches and gardening of private owners is not the work of other neighbours. Talk to your neighbours to try and resolve, if not, please contact Angie to try to mediate.

WOODEN FENCES – PRIVATE PROPERTY

It is the responsibility of the owner for the maintenance and upkeep of the fences. There are some in need of repair and maintenance.

KEYHOLDERS

It is stressed that the importance of a keyholder to check on the property regularly if you are not resident at Sirena Olympia.

CLEANING OF COMMUNAL AREAS

We have received reports from some owners that the cleaner has not cleaned the area for "weeks". Please raise this issue with the office of C.G. Properties Services and they will deal with the matter accordingly. It should be noted that cleaning often takes place early in the morning as the cleaner starts work at 6 a.m.

MAINTENANCE TEAM

Takis from the maintenance team is now back from sick leave.

CATS AND FERAL CATS

What happens in the garden of private properties is at the prerogative of the owner/landlord.

Please do not feed the cats in the communal areas of the complex. There is a green area at the back of the complex where food can be left for the cats.

If you do feed the cats in the privacy of your own private property, please try to keep the area clean as the smell is often offensive to other owners and neighbours.

NON-PAYERS

The question of non-payers was raised and the possibility of naming and shaming. The Sirena Olympia Owners Administration and C.G. Properties Services are bound by the GDPR data protection law which is implemented throughout the European Union. Information regarding non-payers is available to the legally elected committee.

NEXT MEETING

All owners will be informed of the date for an Emergency General Meeting to elect a committee.

Angela Owen thanked everyone in attendance and the meeting closed at 16:35