

ASSEMBLY CALL

IN ACCORDANCE WITH ARTICLE 30 OF THE **LEY DE PROPIEDAD EN CONDOMINIO DE INMUEBLES DEL ESTADO DE QUINTANA ROO (LAW OF CONDOMINIUM PROPERTY OF THE STATE OF QUINTANA ROO)**; THE CONDOMINIUM REGIME KNOWN AS **"EL CANTIL" UNIDAD PRIVATIVA UNO Y PRIVATIVA DOS AND SUBREGIMES EL CANTIL TORRE SUR AND EL CANTIL TORRE NORTE** FORMALLY CALLS AN **EXTRAORDINARY ASSEMBLY** FOR ALL CO-OWNERS TO BE HELD AT **"EL SALON MONTE CARLO"**, 5TA AV. ESQ CON 15 SUR, PLAZA CHEDRAUI LOCAL 22Z3 (SECOND FLOOR) COLONIA CENTRO, OF COZUMEL, QUINTANA ROO, ON **JUNE 2ND 2016 AT 8:00 AM ON FIRST CALL**, IF THE SUFFICIENT QUORUM IS NOT MET, IT IS TO BE UNDERSTOOD AN ISSUING OF THE **SECOND CALL FOR FRIDAY, JUNE 3RD 2016 AT 8:00 AM** AND IF THE SUFFICIENT QUORUM IS NOT MET, THEN IF REQUIRED, **THIRD CALL** WILL TAKE PLACE ON **JUNE 3RD 2016 AT 8:10 AM**.

"AGENDA"

- I- Verification of Attendance list, which will verify the presence of the co-owners present, representatives or legal proxies and the number that each one represents computed in accordance to its undivided interest. This will be done per Sub Regimes and Master Regime.
- II- Appointment of Assembly Chairperson, Secretary and two vote tellers.
- III- Declaration by the Assembly Chairperson that the Meeting is duly and legally installed in accordance with the regulations.
- IV- Reading of The Agenda
- V- Discussion and vote to allow some of the votes by paper ballots as evidence of vote
- VI- Discussion and/or approval of the ratification of the Minutes of the Extraordinary Assembly of November 2015
- VII- Administrator / VC Report on progress since last meeting
- VIII- Discussion and vote regarding the financial situation of the Condominium Regime
- IX- Discussion and Vote regarding certain Extraordinary Expenses outside of the General Budget and regarding the Reserve Fund
- X- Discussion and vote on how to proceed with the structural modification as well as its possible change of use, Pertaining to the Pent House North of El Cantil North Tower.
- XI- Discussion and vote regarding how to proceed with the development of the property to the North: including possible future usage and green areas.
- XII- Discussion and vote on how to proceed regarding the status of Federal Zone (ZOFEMAT) Concession.
- XIII- Discussion and vote on how to proceed regarding the rights to the pier (APIM) permit.
- XIV- Discussion and in it's case approval of certain modifications of the New Rules and Regulations for the El Cantil Condominiums.
- XV- General Business:
 - 1. Discussion and vote on how to proceed with a private management company use of Common Area storage room in South Tower Garage.
 - 2. Discussion and vote on how to proceed with Common Area and private owners' equipment that is current installed on private property (e.g. South Tower Heating Ventilation and AC, Generator, Propane Tanks)
 - 3. Discussion and vote regarding removal of Propane Tanks that are not allowed for personal use according to the By-laws.
 - 4. Discussion and vote regarding generator in North Tower basement if being used for private use (Generator and propane tank feeding the generator are located on common area)
 - 5. Caged Parking Spaces. Report of their removal.
 - 6. Discussion and vote regarding who will be responsible of covering **legal fees** when there are disputes between condo owners, as well as between the Condominium Regime and homeowners.
 - 7. Discussion and vote regarding the request from the owner of LC Sur (South) to install transom window above his front door.
 - 8. Discussion and vote regarding the request from the owner of 7C Sur (South) to install new hurricane shutters on all of his windows.
 - 9. Discussion and vote regarding the implementation of the Architectural Committee Guideline proposal as an annex to the current Rules and Regulations.
 - 10. Discussion and vote regarding vendor and outside management company guidelines and protocols.
 - 11. Current Project Review and estimated costing:
 - a. Pool area Decking
 - b. Pool Furniture
 - c. Repair of fountain in front of South Tower
 - 12. Discussion regarding Extension of the fence on the North end of the property to replace the temporary fencing installed and extend into Federal zone so railing installed on LDN can be removed without the need of modifying the look of the building.
 - 13. Discussion and determination of fees to charge for laundry room on the 7th floor that is currently using common area water and electricity.
 - 14. Discussion and vote regarding identification and determination of caged lockers according to the Regime.
- XVI- Designation of Special Agent who will cause a formal record of the Assembly minutes before a Public Notary as well as registration of respective record before the Public Registry of Deeds and Commerce in Cozumel.
- XVII- Approval of the person assigned to Draft the minutes, discussion, reading and approval of the respective minutes.
- XVIII- Adjournment.

The Formal Call to an Extraordinary Assembly is submitted in Cozumel, Quintana Roo, on the 12th of May 2016

Doris Marina Holter, Bill Bryan, Frank Doonan, Joseph Ciotti, Greg Hanson

Vigilance Committee of the Régime known as "El Cantil"

Unidad Privativa UNO y Unidad Privativa DOS y Subrégimenes "El Cantil Torre Sur" y "El Cantil Torre Norte"
Jointly with the Administration Company, "CBP COZUMEL S.A. DE C.V" represented by Ashley G. Sartison.