

MINUTES Algemene LedenVergadering Vereniging van Eigenaars Cassandraplein Muzenlaan.

Welcome

The chairman warmly welcomed those present; special welcome to Danielle van Geel (DG Vesta) and John van Doormalen, the new owner of the shopping centre.

1. Determination of attendance/votes and authorisations;

□ For the decisions 2025 regarding the cost of the flats, we will keep the percentage based on the 1/38th division based on the HHR, as has been done for the last 15 years. Only the ground rent will be allocated according to 141st and 171st parts.

□ Present: 28 persons entitled to vote (73.7%), Proxy: 8 persons (21.1%), some owners reported that they were unable to attend anyway and sent the proxy.

□ Proxies together with owners present means 94.74% of the votes were present. (attendance quorum). This entitles the meeting to take decisions.

□ The required decision quorum for a decision on division deed is 80%.

□ For other decisions at this meeting, a simple majority (>50%) of the owners is sufficient.

□ The voting form was distributed and explained to those present.

□ The largest number of votes (for/against or choice option) is supplemented by those votes that go with the majority; Blank votes are not counted.

Setting agenda meeting

□ Decision: There are no additions to the agenda, it is adopted as such.

2. Announcements & items received

□ Social control among themselves: pay attention to closing the front door properly

□ Proposal Complex extension with 19/22 flats

□ Mail BFM suspend Management (deed of division)

□ Tenders Oranjedak, Oosterbosch, ZND

□ Agenda Main Split and Parking Garage

3. Aspects suspending management BFM

□ Decision 1. The meeting is 92% of the opinion that it is justified that BFM and board have suspended the management transfer.

□ Suspend management BFM until notary has deposited the amendment proposal for the division deed with the meeting and it has been approved by the meeting.

□ Registration of power of attorney with the Chamber of Commerce and Rabobank has been cancelled by BFM.

□ Until a decision acceptable to all parties has been made on the fractions in the subdivision deed, Chris will continue to handle the administrative and financial management.

4. Own Website VvE Cassandraplein Muzenlaan

□ Decision: The meeting is unanimously of the opinion that the own website has added value.

□ It will be discussed with DG Vesta how we will give shape to this, after the transfer of management, and the costs involved.

□ Decision: Majority is in favour of using whatsapp or signal for residents and tenants. To exchange, communicate and promote social control.

□ Call: Moderator sought who wants to set up and maintain the group app/ community.

5. Vacancies board, audit committee and technical committee

□ Vacancies board: Retiring: Julian due to sale of flat,

o Call: One or two Board members wanted to replace Julian and, in time, the chairman.

o At the meeting, no one applied to be a new board member. Should anyone still be interested, please report to the board.

□ (Re)election cash committee John Lepoutre/ Yaaser Mohmaed Ali; Retiring Julian

o Shufei He has volunteered to serve on the treasury committee.

o Yaaser and John will invite her.

o Julian is willing to assist the treasury committee at the upcoming audit, if requested.

□ Technical committee vacancies; retiring Q3/Q4 Maikel

o Call: residents wanted for the technical committee.

o At the meeting, no one applied for the technical committee. Should anyone still be interested, you can report to the board.

6. Cassandraplein shopping centre

□ John van Doormalen as new owner of the shopping centre explains his concept plans for the renewal of the shopping centre.

□ The meeting let it be known that they are happy with the renewals and that the entrepreneur, at this early stage, wants to share this with us already.

□ Expected start of renewal Q1 next year, walk-through of 3-4 months.

□ The rear area will be converted into parking space. In consultation with the municipality, efforts will be made to give the front parking area a somewhat greener look.

□ The planned passage will be closed after shop closing time. The passage is planned under flat 5-22, where ceiling insulation must then be taken into account.

□ With the green landscaping of the square at the front, attention is drawn to heat stress by the owners, as it can get very hot on the balconies in summer.

□ The board/chair will keep the owners informed about the progress.

□ The new shopping centre owner will add security cameras on 100% of the building perimeter (whenever the new plans are approved for the renovation of the shopping centre)

7. Minutes of AGM 27 March 2024

□ There were no comments on the full minutes.

□ Decision 2. Minutes were unanimously adopted and approved.

8. Financial statements 2024

- Julian commented on the audit of the financial statements on behalf of the cash audit committee.
- Julian proposed, on behalf of the cash audit committee, that the meeting discharge the board/financial administrator.
- Decision 3. 97% of the meeting supported this proposal, with 1 blank vote
- The board's accounts (annual report and financial statements) and the board's management policies are hereby approved.

Decision 3. The meeting agrees by 97% to set off the operating result against the provisions.

9. Possibility of additional individual loan repayment National Heat Fund

Decision 4. About 5 owners are interested in repaying their part of the NWF loan before 2025.

- The exact repayment amount will be communicated to them via invoice, payment should then be made by 15 June, at which point the service charge for July for that owner, in the 27 June collection, will be reduced by €100.
- Action: Contract number loan National Warmth Fund passes Chris to owners. NWF contract number for declaration of interest portion of loan in IB: 10802

10. Status of frame renovation

- Status: Phase 1 Muzenlaan was completed this week
- Call: If you notice any defects, please report them as soon as possible to Ineke Haneveer, project manager techniek@bfmvastgoed.nl
- Completion list window frames and screens will be followed up by Ineke.
- Each resident will receive a new gallery front door key.
- Any additional keys should be recreated by the owner/occupier.
- DG Vesta will provide extra keys for the rented flats, which are under its management.
- Call: Insulating means ventilating. Flyer has been distributed and is also on the website. It is up to the owners, in their own interest, to make their tenants aware of this necessity.

11. Planning mounting screens

- 20/21 March was assembly phase 1 Muzenlaan.
- For phase 2 square side, 23-25 April is planned.
- Before mounting screens, free up a socket (WCD) in the living room on the left and right.
- For connecting and adjusting the screens, someone must be at home or a key must have been issued.

12. Amendment/ Enforcement of demerger deed (options financial)

- For valid decision-making, 80% of the meeting should choose one option
- The meeting split between options 1 and 2 with the following result:
 - o 53% for option 1 (maintain current situation)
 - o 28% for option 2 (entire division of fractions at 1/38th)

- o 8% for option 3 (total division on fractions 141 and 171)

- o 11% go along with the majority

- o The majority 64% of the meeting therefore sees maintaining the current situation as the best solution, however this decision requires majority of 80% of the meeting.

□ Decision 5 The meeting needs more information than just the financial side; The board will discuss this change request with a notary with a split between advice and execution of a possible assignment.

□ The notary's advice will be presented to the meeting for decision on the options then presented.

□ The then chosen option will be given to the notary as an assignment.

13. Rooftop flats study;

□ Frank and Rob present a proposal for 'optopping' the complex.

□ The benefits mentioned are:

- o Amendment of fractional share in subdivision deed ~30% lower ground rent;

- o Lift for BG, 1st and 3rd floors; Maintenance costs approx. €3.65 per month

- o Saving of operational service costs, approx. 10% per owner

- o Apartments intended for sale

- o Luxurious appearance of complex □ Higher sales price possible

- o Amount for 'sale' roof to property developer (via external valuation); As additional reservation in the facilities fund with lower contribution owners.

- o Administrative longer time; municipality, architect, energy, etc.; construction time ca 6 months.

- o Lease 'new' roof, without pipes and air-conditioning units, for solar panels

- o No costs involved for owners with the further investigation

□ Decision 6. Further investigation into this possibility of additional flats is supported by 67% of the meeting.

□ Before the tendering phase can take shape, the meeting will have to approve the plan, which will then also require approval of any necessary amendment to the division deed.

14. Roof renovation; Revised resolution of the AGM 27 March 2024

□ Due to new subsidy opportunities, the rejection of subsidy for cavity wall insulation, the board decided to reconsider the decision.

□ Decision 7. The meeting unanimously decided that the board had taken the right decision.

15. Project budget

□ Decision 8. The meeting unanimously agreed that this is a very good result

See Dutch version for figures

16. Purchase of new central heating boiler

□ Economic/Technical Lifetime 15-20 years (2010 installed, residual batch)

□ Consideration to purchase new boiler; with roof renovation cost of existing boiler € 518,27

□ Offered boiler: Intergas HRE 28/24CW4 at joint purchase € 1,999.

□ Individual purchase 2025 incl. installation ~€ 2,600,-- (€ 518.27 lapsed)

□ Preference 13. The majority of owners are in favour of individual and joint purchase of a new central heating boiler (In the response, for 1 owner, the status of the boiler has yet to be checked, 2 owners have yet to comply with the joint decision and 1 owner has had to replace his broken boiler in 2023.

17. Service contract central heating boiler and air conditioning inspection

□ Pulson Installatietechniek has offered a 2-year joint service contract starting from January 2027.

□ Cost of subscription can be included in the service costs monthly from January 2027.

See Dutch version for figures

□ The new boiler, heat pump, ventilation units will be transferred ownership to the individual owners after the renovation.

□ Decision It was decided to put the service contract on the agenda again next year, so that a smooth entry can be achieved, the meeting felt it was a bit too early now to fix a contract already.

18. Payment method central heating boiler

□ Preferred 14. A payment method was indicated by all owners concerned.

□ All instalment payments will be included in the monthly service charge, lump sums will be invoiced.

□ Consultation with Pulson is needed as to who will issue the invoices partly in connection with the guarantee (addition after the meeting)

o At order € 1999, on invoice

o At order: down payment € 250, - collection 26 May

o + 1 instalment € 1749 on delivery on invoice

o + 2 instalments € 874.50 debited 26 June; 26 July

o + 6 instalments € 291.50 collection from 26 June

o + 12 instalments € 145.75 Collection as from 26 June

19. Explanation of tenders Oranjedak, Oosterbosch, ZND

□ From the tenders, the board chose to award the contract to ZND based on qualitative, planning and financial aspects.

□ The meeting expressed its satisfaction with the result achieved.

□ ZND will start its work in week 14.

20. DMJOP/ DMJOB 2025-2044

□ The outline of the DMJOP is shown.

□ Provisions contribution from 2025-2036 in service charges per month is €25.

□ The expected provision balance in 2044 € 194,195, -- depends on the preferred choice of five items of major maintenance and inflation

□ There is an annual update and a review every 5 years.

□ Decision 9. The meeting unanimously approves the DMJOP 2025-2044

□ Preference 10. Preferred order of major maintenance, the meeting was asked to indicate a preference for 5 projects.

□ From the outcome there is absolutely no unequivocal preference, therefore the board decides that a sequence will be included in the DMJOP based on necessity, budget and planning.

□ Due to the removal of the old ceiling, the sides and ceiling of the balcony will be tackled immediately after frame and screen.

21. Notes Budget 2025/ 2026

□ Decision 11. The 2025 budget, already in operation, is unanimously approved and the meeting is pleased that despite the budgeted costs for BFM management, the contribution per month could be reduced to €175.

□ Decision 12. The draft 2026 budget is calculated with a general inflation rate of 3.5% and shows an increase in operating costs of €7.-- per month (11.5%) due to a number of items and is approved, with 2 blank votes, by 95% of the owners.

□ The reasons for the increase are due to:

- o Management of website by DG Vesta.

- o Higher energy costs.

- o Insurance premium (higher assessed value for rebuilding due to renovation).

- o Improved cleaning contract.

□ This does not yet include the costs of amending the deed of division

- o We will consider paying these costs from provisions.

□ The 2026 budget will be updated at the end of 2025.

22. Any other business

□ Given the late hour, there were no more questions for the any other business, two comments from chairman afterwards:

Is air-conditioning on the balcony approved or should it be on the roof?

There are currently 5 garage spaces for rent: A118, A122, A124, A137, A199

Closing

Thanking those present for their endurance during this intensive meeting and the confidence shown in the board, the good discussion and resulting decisions, the chairman closed the meeting at 22:30.