

## **INVITATION FOR THE GENERAL ASSEMBLY MEETING**

Under the terms of article 34 of the Decree-Law nr 275/93, dated 5 August , and the texts introduced by the Decree-Laws nº 180/99, dated 22 May, nr 22/2002, dated 31 January and nº 37/2011, dated 10 March, and nr 245/2015, dated 20 October, as owner of a Real Right of Periodic Habitation at “Clube Albufeira” you are invited to attend the Owners General Assembly, that will be taking place on 25 November 2021, at 15H00, on the premises of Clube Albufeira, situated in Alpouvar, Albufeira, with the following agenda items:


1. To deliberate on the Management Report and accounts with respect to the utilization of the “Condominium or Maintenance Fees” and contributions to the Reserve Funds, referring to the year ended on the 31 December 2020.
2. Appreciation of the “Administration and Maintenance Programme of the Resort” for the year 2022. This Programme will be presented by the management of the resort which will announce the value of the Maintenance Fees that will be charged during this year, and will inform of the plan for the use of the Reserve Fund on a maximum of € 250.000.00 (two hundred and fifty thousand euros).
3. To deliberate that the use of the weeks for each accommodation unit can only be carried out by the owners or second-degree family members, as the commercialization of those weeks, as part of Empreendimento Turístico Clube Albufeira is illegal. According to current legislation there can only be one Management Entity, which in this case is Clube Albufeira – Gestão Imobiliária e Turística, Lda.
4. To communicate once again, that in the absence of payment of the maintenance fee up to 2 months before the start of the period of the corresponding title right, the owner of the accommodation units subject to the system of Real Right of Periodic Habitation may object to its exercise, according to article 23 of the legal system of periodical habitation.

Due to COVID-19 current circumstances, and to ensure that all sanitary and safety procedures are complied with, we require that you kindly confirm your presence by 4 November 2021 by email [geral@clubealbufeira.com](mailto:geral@clubealbufeira.com) or by telephone 289570516 (Sónia Rodrigues).

Yours sincerely,

Clube Albufeira – Gestão Imobiliária e Turística Lda.

General Manager



Albufeira, 18 October 2021

Attachments: - Accounts and Management Report 2020 – Management and Conservation Plan for 2022

NB – the Owners will have to make proof of their entitlement in order to intervene or deliberate on this Assembly