



MARCH 1ST, 2024
PUERTO AVENTURAS, Q. ROO, MÉXICO
CALL FOR ORDINARY/EXTRAORDINARY ASSEMBLY
“ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS”
ASOCIACIÓN CIVIL

BASED ON THE PROVISIONS OF THE ARTICLES 37, 38 AND 40 OF THE CIVIL BYLAWS OF THE ENTITY KNOWN AS **"ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS A.C."**, IT IS ISSUING THE PRESENT WITH THE INTENTION TO CALL ALL THE ASSOCIATES BELONGING TO THE REFERRED ASSOCIATION TO THE ORDINARY/EXTRAORDINARY ASSEMBLY, WHICH WILL BE HELD **ON SATURDAY MARCH 23RD, 2024 AT THE PA BEACH CLUB & HOTEL MEETING ROOM** LOCATED ON LOT 4 BLOCK 24, PHASE 1 IN PUERTO AVENTURAS, QUINTANA ROO 77733. THE ASSEMBLY WILL TAKE PLACE AT FIRST CALL **AT 9:00 HOURS** AS LONG AS 50% PLUS 1 OF THE TOTAL MEMBERS ARE PRESENT; IN CASE THE QUORUM IS NOT MET, THE SECOND CALL SHALL BE CONSIDERED AS ISSUED IN THIS DOCUMENT, TO BE HELD ON THE SAME DAY, **SATURDAY, MARCH 23RD, 2024 AT 9:15 HOURS**, AS LONG AS 50% PLUS 1 OF THE TOTAL MEMBERS ARE PRESENT; IN CASE THE FORESEEN QUORUM IS NOT MET, THE THIRD CALL SHALL BE CONSIDERED AS ISSUED IN THIS DOCUMENT, TO BE HELD ON THE SAME DAY **SATURDAY, MARCH 23RD, 2024 AT 9:30 HOURS**, WITH THE MEMBERS PRESENT. THE RESOLUTIONS OF THE ASSEMBLY OBLIGE TO ALL THE MEMBERS OF THE ASSOCIATION, EVEN THOSE ABSENT AND DISSIDENT, THE ABOVE, IN TERMS OF ARTICLE 41 OF THE STATUTES OF THE ASSOCIATION.

IN ORDER TO FACILITATE ATTENDANCE AT THE ASSEMBLY, THE REGISTRATION PROCESS WILL BE AS FOLLOWS:

- 1.- **MONDAY 18TH, TUESDAY 19TH, AND WEDNESDAY MARCH 20TH, 2024**, WILL BE THE ONLY DATES FOR OWNERS OF HOUSES, EMPTY LOTS AND APARTMENTS IN CONDOMINIUM TO REGISTER IN PERSON, **SHOWING AN IDENTIFICATION DOCUMENT AND PROOF OF OWNERSHIP** (COPY OF TITLE DEED, PROPERTY TAX PAYMENT, ETC.), OR THROUGH A PROXY, WHO MUST SUBMIT A SIMPLE PROXY DOCUMENT, VALID FOR THE DATE OF THE ASSEMBLY MEETING WHICH MUST BE ATTESTED TO BEFORE TWO WITNESSES AND MUST INCLUDE A COPY OF THE IDENTIFICATION DOCUMENTS OF ALL THE SIGNATORIES.
- 2.- **THURSDAY, MARCH 21ST, 2024**, WILL BE THE ONLY DATE FOR THE REPRESENTATIVES OF HOTELS, AND ADMINISTRATORS OR REPRESENTATIVES OF CONDOMINIUMS TO REGISTER, PRESENTING A COPY OF THEIR APPOINTMENTS.
- 3.- **REGISTRATION WILL BE CARRIED OUT AT THE OFFICE OF THE ASSOCIATION, LOCATED AT LOCAL 14, BUILDING "F", CENTRO COMERCIAL MARINA IN PUERTO AVENTURAS, QUINTANA ROO, ONLY FROM 9:00 AM TO 2:30 PM.**
- 4.- UPON REGISTRATION, ATTENDEES WILL RECEIVE A REGISTRATION CERTIFICATE WHICH THEY WILL USE TO ACCESS TO THE ASSEMBLY HALL AND WHICH WILL SHOW THE NUMBER OF VOTES REPRESENTED.
- 5.- IN COMPLIANCE WITH ARTICLES 35, 36 AND 37 OF THE STATUTES OF THE COLONOS ASSOCIATION, THIS CALL INCLUDES THE INVITATION TO REGISTER FOR THE POSITION OF INTEREST TO FORM THE NEW BOARD OF DIRECTORS AND VIGILANCE COMMITTEE OR TO FILL THE VACANT POSITIONS, THE REGISTRATION PERIOD IS FROM THE PUBLICATION OF THIS CALL UNTIL FRIDAY, MARCH 15, 2024. CANDIDATES MUST PRESENT THEIR REGISTRATION FORM AT THE COLONOS OFFICES IN A SEALED ENVELOPE OR TO THE EMAIL ADDRESS arturo.cano@associamexico.com NO LATER THAN FRIDAY, MARCH 15, 2024 AT 14:00 HRS. THE CANDIDATES FOR EACH POSITION MUST BE CHOSEN AMONG THE ASSOCIATES WHO HAVE DISTINGUISHED THEMSELVES FOR THEIR WORK WITHIN THE ASSOCIATION AND WHO ARE UP TO DATE WITH THEIR STATUTORY OBLIGATIONS.

IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 45 OF THE ARTICLES OF INCORPORATION OF THE ASOCIACIÓN DE COLONOS PROPIETARIOS Y FEDEICOMISARIOS DE PUERTO AVENTURAS, A.C., MEMBERS WILL BE ADMITTED TO THE ASSEMBLY HALL IF THEY ARE UP TO DATE IN THE PAYMENT OF ALL THEIR MAINTENANCE FEES, CONSTRUCTION FEES, CONSTRUCTION GUARANTEE DEPOSITS AND/OR PAYMENT OF PENALTIES AS OF FEBRUARY 29, 2024 AND HAVE NOT PRESENTED THEIR RESIGNATION TO THE ASSOCIATION AFTER THIS DATE, FOR THIS REASON WE ASK YOU TO BRING YOUR LAST PAYMENT RECEIPT TO REGISTER.

THE ASSEMBLY WILL CONSIDER THE FOLLOWING:

AGENDA

1. DESIGNATION OF THE SECRETARY AND VOTE TELLERS OF THE ASSEMBLY.
2. VERIFICATION OF THE QUORUM.
3. DECLARATION BY THE PRESIDENT THAT THE MEETING IS LEGALLY CONSTITUTED.



4. MESSAGE OF THE PRESIDENT OF THE BOARD OF DIRECTORS OF THE COLONOS ASSOCIATION.
5. PRESENTATION OF THE FINANCIAL REPORT FOR FISCAL YEAR 2023.
6. PRESENTATION, DISCUSSION AND, IF APPLICABLE, APPROVAL OF THE RESULT OF THE AUDIT OF THE ASSOCIATION'S ACCOUNTS AT THE CLOSE OF THE YEAR 2023.
7. PRESENTATION OF THE WORK PLAN FOR FISCAL YEAR 2024.
8. PRESENTATION, DISCUSSION AND, IF APPLICABLE, APPROVAL OF THE BUDGET OF EXPENSES FOR THE YEAR 2024 AND THE MAINTENANCE FEES TO COVER IT.
9. ELECTION OF THE MEMBERS OF THE BOARD OF DIRECTORS FOR THE PERIOD 2024-2026.
10. PRESENTATION OF THE CONSTRUCTION REGULATIONS
11. APPROVAL OF THE MOBILITY AND COEXISTENCE REGULATION.
12. PRESENTATION OF GENERAL TOPICS OF COMMON INTEREST.
13. DESIGNATION OF THE PERSON IN CHARGE OF THE ELABORATION OF THE MINUTES OF THE ASSEMBLY AND THE PERSON WHO MUST GO BEFORE THE NOTARY FOR THE NOTARIZATION OF THE MINUTES.
14. ADJOURN THE MEETING.