



FEBRUARY 26TH, 2025
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 29TH, 2025 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 29TH, 2025 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 29TH, 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 10TH, TUESDAY 11TH, AND WEDNESDAY MARCH 12TH, 2025**, 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 13ST, 2025**, 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.

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 28, 2025 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 2024.
6. PRESENTATION, DISCUSSION AND, IF APPLICABLE, APPROVAL OF THE RESULT OF THE AUDIT OF THE ASSOCIATION'S ACCOUNTS AT THE CLOSE OF THE YEAR 2024.
7. PRESENTATION OF THE WORK PLAN FOR FISCAL YEAR 2025.
8. PRESENTATION, DISCUSSION AND, IF APPLICABLE, APPROVAL OF THE BUDGET OF EXPENSES FOR THE YEAR 2025 AND THE MAINTENANCE FEES TO COVER IT.
9. PRESENTATION OF SPECIAL PROJECTS FOR THE 2025 FISCAL YEAR.



10. PRESENTATION OF THE CONSTRUCTION REGULATIONS
11. PRESENTATION OF GENERAL TOPICS OF COMMON INTEREST.

11.1 ALL TOPICS THAT MEMBERS WISH TO INCLUDE FOR THIS ASSEMBLY MUST BE SUBMITTED TO THE ASOCIACIÓN DE COLONOS OFFICE OR SENT BY EMAIL TO arturocr@colonos.org NO LATER THAN **March 17, 2025**.

12. 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.
13. ADJOURN THE MEETING.