



Minutes of General Assembly -Floating City Main Owners Association

Name of Owner Association	Floating City Main Owners Association
Address of Owner Association	Building 3390, Road 5726, Block 257, Amwaj Islands
Date of Meeting	24th June 2023

The general assembly meeting was postponed in the first session on Saturday 17th June, 2023 being the requirement of the legal Quorum not attaining 50% within the first hour **12.3%** registered, henceforth the meeting was postponed to Saturday 24th June, 2023.

The General Assembly of Floating City Main Owners Association (FCMOA) was conducted on Saturday 24th June, 2023 at 3:00 PM, electronically, virtual meeting.

The Agenda:

1- Quorum & welcoming speech by the Chairman:

Mr. Mahmood Almahmood, in his capacity as the Chairman of FCMOA, has opened the meeting by welcoming the participants and thanked them for attending such an important meeting. He also welcomed Mr. Nooh Manzoor Ahamad, an I.T. professional who was appointed to organize the registry of attendees and calculate the entitlements and votes.

The Quorum: the entitlement of the participants was calculated precisely; it came out that **11%** has attended the meeting. and since the legal Quorum was present and the meeting proceeded.

It was unanimously decided to appoint Mr. Mahmood Al Mahmood to chair the meeting and complete the discussion of the rest of the items of the Agenda.

Thereafter Mr. Mahmood Al Mahmood has read the agenda and ask the attendance to vote to approve the listed agenda the majority consented and after discussion of its item, the following resolution was passed.





2- FC Board members speech about the past year:

The chairperson reviewed the message of the chairman and members of the Board of Directors of the Floating City Owners Association. (Appendix No. 1)

3- The audit report for the year 01st April 2021- 31st March 2022:

The chairperson reviewed the audit report for the year 01st April 2021- 31st March 2022. (Appendix No. 2)

4- The audit report for the actual year 01st April 2022 - 31st March 2023:

The chairperson reviewed the audit report for the actual year 01st April 2022 - 31st March 2023. (Appendix No. 3)

5- Absolve FC Board members from liability for their work during the years 01st April 2021 to 31st March 2022, 01st April 2022 to 31st March 2023:

The vote was conducted and the majority of attendees approved to absolve the members of the Board of Directors from liability for their work during the years 01st April 2021 to 31st March 2022, 01st April 2022 to 31st March 2023.

6- Approval Opening balance for Amwaj central and service charge:

Based on the discussed matter towards the central fees, the Chairman informed the proposed amount BHD 100,000 which will be on top of our bill now for year 2022 and BHD 115,000 for year 2023 which is far more what we call it above what we have been expected. It was also mentioned opening balance, of course, as there will be meeting with the Chairman of central association next week. Hopefully we will try to come out with good results to be ordered to finalize everything on paper.

The vote was conducted and the majority of attendees approved.

7- Approval on the budget for the year 01st April 2022-31st March 2023:

The budget of BHD 146,981.100 (Appendix No. 4) was approved by the majority of attendees.





8- Voting on Plan budget for the year 01st April 2023-31st March 2024:

The plan budget of BHD 188,977.410 (Appendix No. 5) was explained to the attendees and was discussed, and it was approved by the majority of attendees.

9- Voting to amend some articles of the bylaws for the Floating City:

All points have been discussed and clarified by the members of the Board of Directors to be voted yes or no according to the clarification.

We cannot make any changes on the paper as it is in the system. Just click Yes or No according to your justification. So, any amendment made earlier during the discussion is null now.

Mr. Ismael Fekri objected on the method of calculating the fees in the way that is presented for voting that is required to be added to the bylaw regarding entities that are not members of the Floating City Association. He said that there are rules & regulations or guidelines from RERA that must be followed in this regard.

The members of the Board of Directors responded and explained that with regard to the fees for commercial purposes, this will be done according to an agreement between the two parties and according to the prevailing market price. The FCHOA's lawyer added that the fees were not set in the bylaw for those who are non-members of the Association.

The management company explained that the law which Mr. Ismail refers is related to determining the voting percentage for members of FCHOA, and as for the method of calculating service charge, the method mentioned in the Floating City bylaw must be followed in relation to members of FCHOA, and as for the service charge proposed for voting to be imposed on entities that are non-members of Floating City Association, they cannot be obligated to the laws and rates approved by the Real Estate Market Regulatory Authority, but rather it is done through agreements concluded between the two parties.

The management company clarified that Mr. Ismael registration process was incomplete, according to the procedures announced for the invitation to attend the General Assembly.





SR	Bylaw amendment/addition	Voting
1	New constructions must pay a road use fee BD 5/ per sqm.	It will apply only for New constructions from scratch. approved by the majority of attendees
2	New construction must submit an insurance that covers any damages during construction.	approved unanimously by all attendees
3	Dragon Hotel Car Park service charge. BD 2/ sqm (and for any commercial).	It will be negotiated with them and will sign an agreement. approved by the majority of attendees
4	Apply parking charges on boats parked in public areas: - Inside the Canal BD 150 annually / per meter as boat length. - In land BD 70 c / per meter as boat length.	approved by the majority of attendees
5	Trailers park next to the lock gate: will be notified to remove them twice, each time for a period of 30 days, then will be apply rental charge of BD 70/ per meter from day one after 90 days the board have right to sell these trailers by auction.	approved by the majority of attendees
6	Service charge applied on Lanterns. BHD 6,204.700 Annually.	It will be negotiated with them and will sign an agreement. approved by the majority of attendees
7	Service charge on Nuetel .BHD 36,000 Annually.	It will be negotiated with them and will sign an agreement. approved by the majority of attendees





8	Service Charge on The Views. BHD 4,856.960 Annually.	It will be negotiated with them and will sign an agreement. approved by the majority of attendees
9	Meena 7 Service Charge. BHD 4,249.840 Annually.	It will be negotiated with them and will sign an agreement. approved by the majority of attendees
10	The Floating City Main Owners Association (FCMOA) is not responsible for any service fees or charges claimed by the developer or others before the association was established in 2021.	approved by the majority of attendees
11	The Floating City Main Owners Association is entitled to claim all service charges advances paid to the developer by the FC home owners, being for the period upon the establishment of the Floating City Main Owners Association.	approved unanimously by all attendees
12	The Floating City Main Owners Association has the right to demand all documents and data pertaining to Floating City that were not provided by the developer during the handover, as required by law.	approved unanimously by all attendees
13	The developer must transfer ownership of all common areas, infrastructure, communication ducts, sewage ducts, pumps, electricity and water meters, and all lease agreements and contracts for all common areas within the Floating City to the name of the Floating City Main Owners Association before 30 July 2023.	approved by the majority of attendees
14	No construction is permitted within a distance of 15 meters to the lock gate and 6 meter to water breaker rocks. Any land under construction should leave a 15 meter setback from the lock gate and 6 meter to water breaker rocks.	approved by the majority of attendees





15	<p>New jetty construction:</p> <p>The Jetty length will be up to 20 meters only. The Owner should provide a no objection letter from his neighbours, and should sign a letter stating that the jetty will be removed once requested.</p> <p>The jetty line must be from the middle of property subject to neighbour's approval any violation fine BD 200 as per law.</p>	Not approved by the majority of attendees
16	New built facilities that should be in compliance with applicable building code in FCHOA and the specifics.	approved by the majority of attendees
17	Security deposit for modification work. BD 1000.	approved by the majority of attendees
18	Security deposit for new construction. BD 2500 to BD 6000.	approved by the majority of attendees
19	Replace any reference to the clause 7.3 in the bylaw with a reference to the clause 6.3.	approved by the majority of attendees
20	The period for removing any violation is determined by the Board of Directors, and in the event of non-compliance, the violator will be subject to other fines, provided that each violation does not exceed 200 BHD each time, by a Board resolution.	approved by the majority of attendees
21	The landlord must cover any parts associated with the property that distort the overall image of the floating city including but not limited to: satellite dish, water tank and water pumps.	approved by the majority
22	It is not allowed to leave any neglected items in the common areas or in any place in a way that negatively affects the image of the floating city.	approved by the majority of attendees
23	Drinking in public during daylight during Ramadan is banned.	approved by the majority of attendees
24	Pontoons are banned in canal.	approved by the majority of attendees





25	Speed limit in canal "No Wake".	approved unanimously by all attendees
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10- Authorizing the members of the Board of Directors to take all necessary actions including legal actions against the developer and also anything related to the Amwaj Central services charge:

The vote conducted and the majority of attendees approved to authorizing the members of the Board of Directors to take all necessary actions including legal actions against the developer and also anything related to the Amwaj Central services charge.

11- Any other businesses:

Some owners have inquired about the disruption of the Amwaj Islands Central Owners Association of Amwaj Islands for obtaining an application for electricity connection, building permits or obtaining a NOC to sell their units in the floating city. The chairperson replied that regarding Amwaj Service Charge for 2020-2021, Floating City Main Owners Association was not active at that time and the developer was managing the Floating City and therefore must be sent from the central to the developer directly for collection. After the establishment of the Floating City Owners Association, we negotiate with the Central Association to find out what services are provided by them to the floating city in return for these fees imposed on the floating city. Nobody have commented.

The chairperson informed the audience that electronic voting will close by tomorrow, 3:00 PM.

The meeting was closed at 18:00 pm.

Name	Signature
Chairman - chairperson Captain. Mahmood Yusuf Almahmood	
Secretary Mr. Yusuf Hasan Saleh Alsobaiei	





Declaration

We confirm that notice of the meeting has been sent to all owners, that the meeting was held in accordance with the provisions stipulated in Resolution No. 1 of 2020, and that the above-mentioned minutes accurately reflect the results of the session. The Owners Association has kept complete electronic records of the meeting, including proxy forms and voting papers, and voting has been committed in accordance with Resolution No. 2 of 2022 that amending some provisions of Resolution No. 1 of 2020.

Name	Signature
Chairman - chairperson Captain Mahmood Yusuf Almahmood	
Secretary Mr. Yusuf Hasan Saleh Alsobaiei	

