

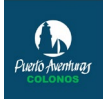
**ASOCIACION DE COLONOS, PROPIETARIOS Y  
FIDEICOMISARIOS DE PUERTO AVENTURAS**

**ASOCIACION CIVIL**



**EXTRAORDINARY GENERAL ASSEMBLY MEETING**

**FEBRUARY 15, 2026**



## EXTRAORDINARY GENERAL ASSEMBLY MEETING, FEBRUARY, 2026

Dear Puerto Aventuras Homeowners,

Being part of Puerto Aventuras is more than just living here; it is sharing the responsibility of protecting its value, its environment, and its future. Every decision we make as a community impacts our quality of life, property values, and the identity that sets us apart.

Our vision toward 2030 is clear: to keep Puerto Aventuras as the best place to live, invest, and belong, strengthening security, sustainability, community, and responsible management that protects our autonomy.

This Extraordinary Assembly is an opportunity to participate with information and awareness in the decisions that shape our shared path.

Because in the end, living here is a privilege;  
caring for it is our responsibility;  
and protecting it is our best investment.

**Sincerely,**

Alfonso Serrano Gómez  
President of the Board of Directors



**JANUARY 16, 2026**  
**PUERTO AVENTURAS, QUINTANA ROO, MEXICO**  
**NOTICE OF EXTRAORDINARY GENERAL ASSEMBLY**  
**“ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE**  
**PUERTO AVENTURAS, A.C.”**

PURSUANT TO THE PROVISIONS SET FORTH IN ARTICLES 37, 38, AND 40 OF THE BYLAWS OF THE **ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS, ASOCIACIÓN CIVIL**, THIS NOTICE IS HEREBY ISSUED IN ORDER TO CONVENE ALL MEMBERS OF THE AFOREMENTIONED ASSOCIATION TO AN **EXTRAORDINARY GENERAL ASSEMBLY**, WHICH SHALL BE HELD ON **SUNDAY, FEBRUARY 15, 2026**, IN THE MIRROR HALL OF COLEGIO PUERTO AVENTURAS, LOCATED AT BAHÍA YANTEN, LOT 7, BLOCK 24, MAP 3, IN PUERTO AVENTURAS, QUINTANA ROO, 77733. THE ASSEMBLY SHALL BE HELD ON **FIRST CALL AT 9:00 A.M.**, PROVIDED THAT **50% PLUS ONE** OF THE TOTAL MEMBERS ARE PRESENT. IN THE EVENT THAT THE REQUIRED QUORUM IS NOT MET, **THE SECOND CALL IS HEREBY DEEMED ISSUED THROUGH THIS SAME NOTICE**, TO BE HELD ON THE SAME **SUNDAY, FEBRUARY 15, 2026, AT 9:15 A.M.**, PROVIDED THAT **50% PLUS ONE** OF THE TOTAL MEMBERS ARE PRESENT. SHOULD THE REQUIRED QUORUM STILL NOT BE MET, **THE THIRD CALL IS ALSO HEREBY DEEMED ISSUED THROUGH THIS SAME NOTICE**, TO BE HELD ON THE SAME DAY, **SUNDAY, FEBRUARY 15, 2026, AT 9:30 A.M.**, WITH THE MEMBERS PRESENT. ALL RESOLUTIONS ADOPTED BY THE ASSEMBLY SHALL BE BINDING UPON ALL MEMBERS OF THE ASSOCIATION, INCLUDING THOSE ABSENT OR DISSENTING, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 41 OF THE ASSOCIATION'S BYLAWS.

IN ORDER TO EXPEDITE THE PROCEEDINGS OF THE ASSEMBLY, REGISTRATION TO ATTEND MUST BE COMPLETED IN ADVANCE AS FOLLOWS:

- 1. MONDAY 19, TUESDAY 20, WEDNESDAY 21, MONDAY 26, AND TUESDAY 27 OF JANUARY 2026** SHALL BE THE ONLY DATES ON WHICH OWNERS OF HOUSES, VACANT LOTS, AND CONDOMINIUM UNITS MAY REGISTER IN PERSON, **PRESENTING OFFICIAL IDENTIFICATION AND PROOF OF OWNERSHIP** (COPY OF TITLE DEED, PROPERTY TAX RECEIPT, ETC.), OR THROUGH AN AUTHORIZED REPRESENTATIVE, WHO MUST PRESENT A SIMPLE POWER OF ATTORNEY VALID FOR THE DATE OF THE ASSEMBLY, GRANTED BEFORE TWO WITNESSES, ALONG WITH COPIES OF THE IDENTIFICATION DOCUMENTS OF ALL SIGNATORIES.
- 2. WEDNESDAY 28 AND THURSDAY 29 OF JANUARY 2026** SHALL BE THE ONLY DATES ON WHICH HOTEL REPRESENTATIVES AND CONDOMINIUM ADMINISTRATORS OR LEGAL REPRESENTATIVES MAY REGISTER, PRESENTING A COPY OF THE DOCUMENT EVIDENCING THEIR APPOINTMENT.
- 3. REGISTRATION SHALL TAKE PLACE AT THE ASSOCIATION'S OFFICE, LOCATED AT VILLA DEL MAR, BUILDING "B", CENTRO IN, BETWEEN BAHÍA YANTEN AND PUNTA, IN PUERTO AVENTURAS, QUINTANA ROO, EXCLUSIVELY FROM 9:00 A.M. TO 2:30 P.M. (GLASS OFFICE).**
- 4. UPON REGISTRATION, ATTENDEES WILL RECEIVE A REGISTRATION CERTIFICATE, WHICH MUST BE PRESENTED TO GAIN ACCESS TO THE ASSEMBLY HALL AND WHICH WILL INDICATE THE NUMBER OF VOTES REPRESENTED.**



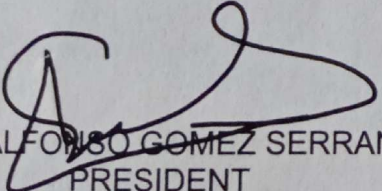
## ADMISSION REQUIREMENTS

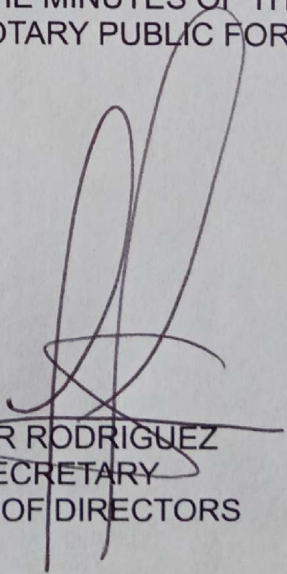
IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 45 OF THE DEED OF INCORPORATION OF THE ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS, A.C., MEMBERS SHALL BE ADMITTED TO THE ASSEMBLY HALL ONLY IF THEY ARE FULLY UP TO DATE WITH THE PAYMENT OF ALL MAINTENANCE FEES, CONSTRUCTION FEES, CONSTRUCTION GUARANTEE DEPOSITS, AND/OR PENALTIES AS OF DECEMBER 31, 2025, AND IF THEY HAVE NOT SUBMITTED A RESIGNATION FROM THE ASSOCIATION AFTER THAT DATE. FOR THIS REASON, ATTENDEES ARE REQUESTED TO BRING THEIR MOST RECENT PAYMENT RECEIPT IN ORDER TO COMPLETE THEIR REGISTRATION.

## AGENDA

1. APPOINTMENT OF THE PRESIDENT AND SECRETARY OF THE ASSEMBLY.
2. APPOINTMENT OF THE TELLERS AND VERIFICATION OF QUORUM.
3. STATEMENT BY THE PRESIDENT DECLARING WHETHER OR NOT THE ASSEMBLY IS LEGALLY CONSTITUTED.
4. MESSAGE FROM THE PRESIDENT OF THE BOARD OF DIRECTORS OF THE ASSOCIATION.
5. PRESENTATION, DISCUSSION, AND, IF APPLICABLE, APPROVAL OF THE BUDGET AND ACTION PLAN FOR SARGASSUM TREATMENT.
6. PRESENTATION, DISCUSSION, AND, IF APPLICABLE, APPROVAL OF THE INITIATIVE TO INCORPORATE INTO THE ASSOCIATION'S BYLAWS THE OPTION OF ELECTRONIC VOTING FOR FUTURE ASSEMBLIES.
7. APPOINTMENT OF THE PERSON RESPONSIBLE FOR DRAFTING THE MINUTES OF THE ASSEMBLY AND THE PERSON WHO SHALL APPEAR BEFORE THE NOTARY PUBLIC FOR THE FORMALIZATION THEREOF.
8. CLOSING OF THE ASSEMBLY.

RESPECTFULLY,

  
ALFONSO GOMEZ SERRANO  
PRESIDENT  
BOARD OF DIRECTORS

  
VICTOR RODRIGUEZ  
SECRETARY  
BOARD OF DIRECTORS



## EXTRAORDINARY GENERAL ASSEMBLY MEETING, FEBRUARY, 2026

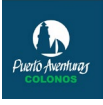
### **Bylaws of the Asociacion de Colonos, Propietarios y Fideicomisarios de Puerto Aventuras, Civil Association**

#### **Chapter XI, General Assemblies**

If the required quorum is not met at the time set in the notice of meeting, this shall be recorded in the minutes, and an additional period shall be granted. If a quorum is still not reached after this period, the assembly shall begin with the members present, without prejudice to the special quorum that these Bylaws may require in certain cases.

Special voting shall be required for the following cases:

- a) A minimum of fifty percent plus one of the members present shall be required for the execution of acts of ownership of the association's assets.
- b) A majority of fifty percent plus one of the votes of all members shall be required for the amendment of the articles of incorporation and the bylaws.
- c) A written vote of seventy-five percent of all members shall be required for the dissolution of the association.



## EXTRAORDINARY GENERAL ASSEMBLY MEETING, FEBRUARY, 2026

### Sargassum Management Proposal

What is being proposed?

To install a deflection barrier to prevent sargassum from reaching the shore.

Who promoted the proposal?

The initiative was presented by the Asociacion de Colonos de Puerto Aventuras, which subsequently established a joint working relationship with the Sargassum Committee, made up of volunteer property owners. Working together, both entities have been monitoring the analysis of solutions, with the support of experts and a review of experiences in the region.

Why this option?

Because preventing sargassum from reaching the coast is more effective and less costly than removing it from the beach.

How was the provider selected?

A formal evaluation process (RFP) was carried out, inviting 8 specialized companies and receiving 7 formal proposals.

Experience, technical solutions, warranties, costs, and operational feasibility were compared.

The conclusion was to prioritize solutions that prevent sargassum from reaching the shore.

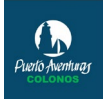
Recommended provider:

Okeanis / INMAR Caribe

A company with proven experience and references in the region.

Where does it start? (Phase 1)

- Fátima Bay
- Yacht Club
- Kantinah Lagoon



## EXTRAORDINARY GENERAL ASSEMBLY MEETING, FEBRUARY, 2026

### Investment

- Total: \$6,600,000.00 MXN (Six million six hundred thousand pesos 00/100 MN) VAT included.
- Useful life: 7 years
- Monthly operating cost: \$193,000 MXN

### Cost per property

#### One-time payment:

- Beachfront → \$122 USD\* equivalent to \$2,293.66 MXN (Two thousand two hundred ninety-three pesos 66/100 MN) per key
- Non-beachfront → \$39 USD\* equivalent to \$733.20 MXN (Seven hundred thirty-three pesos 20/100 MN) per key

**\* The reference exchange rate for this calculation is \$18.80 pesos per US dollar.**

#### Monthly fee:

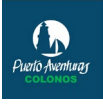
- Beachfront → \$68 MXN per unit (key)
- non-beachfront → \$22 MXN per unit (key)

#### Key facts:

The community currently spends between 1.5 and 2 million MXN per year on collection. This proposal aims to invest in long-term prevention.

#### Objective:

To significantly reduce the impact of sargassum and protect beaches, quality of life, and property values.



## EXTRAORDINARY GENERAL ASSEMBLY MEETING, FEBRUARY, 2026

### **Proposal: enable electronic voting (without eliminating in-person voting) in Association Assemblies**

What is being proposed?

To allow electronic voting without eliminating in-person voting.

What for?

- To make it easier for owners outside Puerto Aventuras to participate
- To make the process more agile and verifiable

Is it legal?

Yes. Electronic signatures have legal validity in Mexico.

How would it work?

1. Mandatory prior registration
2. The owner chooses the voting method (in-person or electronic)
3. Receives a digital ballot
4. Electronic signature with SMS verification
5. Electronic and in-person votes are counted together

Important rule:

Each owner may vote only once per item.

Benefits:

- ✓ Greater participation
- ✓ More transparency
- ✓ Flexible voting options



## EXTRAORDINARY GENERAL ASSEMBLY MEETING, FEBRUARY, 2026

More information:

Anyone who wishes to learn about the details of the operation, legal framework, and controls of electronic voting may review the full information at the following link:

 [Proposed Bylaw Amendment – Electronic Voting | Puerto Aventuras](#)