



JUNE 6, 2025
PUERTO AVENTURAS, Q. ROO, MEXICO
NOTICE OF EXTRAORDINARY ASSEMBLY
“ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS,
ASOCIACIÓN CIVIL”

IN ACCORDANCE WITH THE PROVISIONS OF ARTICLES 37, 38, AND 40 OF THE BYLAWS OF THE “ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS, ASOCIACIÓN CIVIL,” THIS NOTICE IS ISSUED TO CONVENE ALL MEMBERS BELONGING TO THE AFOREMENTIONED ASSOCIATION TO THE EXTRAORDINARY ASSEMBLY, WHICH WILL BE HELD ON SATURDAY, JUNE 28, 2025, AT THE EVENT HALL OF THE PA BEACH CLUB & HOTEL, LOCATED AT PUNTA CELIS, LOT 4, BLOCK 24, MAP 1 IN PUERTO AVENTURAS, QUINTANA ROO 77733.

THE ASSEMBLY WILL BE HELD ON FIRST CALL AT 9:00 A.M., PROVIDED THAT 50% PLUS ONE OF THE TOTAL MEMBERS ARE PRESENT. IF THE REQUIRED QUORUM IS NOT MET, THE SECOND CALL IS HEREBY ISSUED IN THIS DOCUMENT, TO BE HELD ON THE SAME DAY, SATURDAY, JUNE 28, 2025, AT 9:15 A.M., UNDER THE SAME QUORUM REQUIREMENT. SHOULD THE REQUIRED QUORUM STILL NOT BE MET, THE THIRD CALL IS ALSO ISSUED HEREIN, TO BE HELD ON THE SAME DAY, SATURDAY, JUNE 28, 2025, AT 9:30 A.M., WITH THE MEMBERS PRESENT.

THE RESOLUTIONS ADOPTED DURING THE ASSEMBLY SHALL BE BINDING UPON ALL MEMBERS OF THE ASSOCIATION, INCLUDING THOSE WHO ARE ABSENT OR DISSENTING, IN ACCORDANCE WITH ARTICLE 41 OF THE ASSOCIATION'S BYLAWS.

IN ORDER TO EXPEDITE THE PROCEEDINGS OF THE ASSEMBLY MEETING, REGISTRATION TO ATTEND WILL BE CARRIED OUT IN ADVANCE AS FOLLOWS:

1. TUESDAY, JUNE 17; WEDNESDAY, JUNE 18; AND THURSDAY, JUNE 19, 2025, WILL BE THE ONLY DATES FOR HOMEOWNERS, VACANT LOT OWNERS, AND CONDOMINIUM UNIT OWNERS TO REGISTER IN PERSON, PRESENTING AN IDENTIFICATION DOCUMENT AND PROOF OF OWNERSHIP (SUCH AS A COPY OF THE PROPERTY TITLE, PROPERTY TAX RECEIPT, ETC.), OR THROUGH A REPRESENTATIVE. THE REPRESENTATIVE MUST PRESENT A SIMPLE POWER OF ATTORNEY DOCUMENT VALID FOR THE DATE OF THE ASSEMBLY MEETING, GRANTED IN THE PRESENCE OF TWO WITNESSES, ALONG WITH COPIES OF IDENTIFICATION DOCUMENTS FOR ALL SIGNATORIES.
2. TUESDAY, JUNE 24 AND WEDNESDAY, JUNE 25, 2025, WILL BE THE ONLY DATES FOR REPRESENTATIVES OF HOTELS AND LEGAL REPRESENTATIVES OR MANAGERS OF CONDOMINIUMS TO REGISTER, PRESENTING A COPY OF THE DOCUMENT CONFIRMING THEIR APPOINTMENT.
3. REGISTRATION WILL TAKE PLACE AT THE ASSOCIATION OFFICE, LOCATED IN VILLA DEL MAR, BUILDING B, CENTRO, BETWEEN BAHÍA YANTÉN AND PUNTA CELIS, IN PUERTO AVENTURAS, QUINTANA ROO, FROM 9:00 A.M. TO 2:30 P.M. ONLY (GLASS OFFICE).
4. UPON REGISTRATION, PARTICIPANTS WILL RECEIVE A REGISTRATION CERTIFICATE, WHICH THEY WILL USE TO GAIN ACCESS TO THE ASSEMBLY HALL AND WHICH WILL INDICATE THE NUMBER OF VOTES REPRESENTED.



IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 45 OF THE ARTICLES OF INCORPORATION OF THE "ASOCIACIÓN DE COLONOS, PROPIETARIOS Y FIDEICOMISARIOS DE PUERTO AVENTURAS, A.C.," MEMBERS WILL BE ADMITTED TO THE ASSEMBLY HALL ONLY IF THEY ARE UP TO DATE WITH THE PAYMENT OF ALL MAINTENANCE FEES, CONSTRUCTION FEES, CONSTRUCTION SECURITY DEPOSITS, AND/OR FINES AS OF MARCH 31, 2025, AND IF THEY HAVE NOT SUBMITTED THEIR RESIGNATION FROM THE ASSOCIATION AFTER THIS DATE. FOR THIS REASON, WE KINDLY REQUEST THAT YOU BRING YOUR MOST RECENT PAYMENT RECEIPT TO COMPLETE YOUR REGISTRATION.

THE ASSEMBLY WILL BE HELD ACCORDING TO THE FOLLOWING:

AGENDA

1. APPOINTMENT OF THE PRESIDENT AND SECRETARY OF THE ASSEMBLY.
2. APPOINTMENT OF TELLERS AND VERIFICATION OF QUORUM.
3. STATEMENT BY THE PREIDENT ON WHETHER OR NOT THE ASSEMBLY IS LEGALLY CONSTITUED.
4. MESSAGE FROM THE PRESIDENT OF THE BOARD OF DIRECTORS OF THE HOMEOWNERS ASSOCIATION..
5. PRESENTATION, DISCUSSION, AND, IF APPLICABLE, APPROVAL OF THE AUDIT REPORT ON THE ASSOCIATION'S ACCOUNTS AS THE END OF FISICAL YEAR 2024.
6. PRESENTATION, DICUSSION, AND, IF APPLICABLE, APPROVAL OF THE BUDGET AND ACTION PLAN FOR SARGASSUM MANAGEMENT.
7. PRESENTATION, DISCUSSION, AND, IF APPLICABLE, APPROVAL OF GENERAL MATTERS. APPOINTMENT OF THE PERSONA RESPONSIBLE FOR DRAFTING THE MINUTES OF THE ASSEMBLY AND THE PERSON WHO WILL APPEAR BEFORE A NOTARY PUBLIC FOR ITS CERTIFICATION.
8. CLOSING OF THE ASSEMBLY.

RESPECTFULLY,

ALFONSO SERRANO GOMEZ
PRESIDENT OF
DE BOARD OF DIRECTORS

VICTOR RODRIGUEZ
SECRETARY OF
THE BOARD OF DIRECTORS