

# OFFICIAL REPORT – ORDINARY GENERAL ASSEMBLY

On this day: the twenty-second (22) of June (06), two thousand and twenty-five (2025), at 6:30 p.m. and thereafter.

At the request of Mr. and Mrs.: Mr. Samir (...), Mr. Ramzi (...), Mrs. Aouicha (...), Mrs. Sonya (...), Mr. Kais (...), Mr. Mohsen (...), Mr. Mohamed (...), Mrs. Dalila (...), and Mr. Bachir (...), co-owners of “Maisons de la Mer et des Jardins” in El Kantaoui.

Mr. Ramzi, acting on their behalf, requested my presence at the Ordinary General Assembly of the Syndicate of “Maisons de la Mer et des Jardins,” held at Hotel El Mouradi Palace, Touristic Road, El Kantaoui, Province of Sousse, on June 22, 2025.

I, Mrs. Amal Rahimi, Bailiff at the Court of First Instance of Sousse, accompanied by the applicant and Bailiff Mrs. Sanaa Lahouar, attended the location at the date and time mentioned above.

Upon arrival, I observed total disorder at the main entrance of the hotel. Security agents were instructed by members of the syndicate to prevent access to certain owners whose names appeared on the attendance list posted at the entrance. Due to this disorganization, the meeting was postponed from 5:00 p.m. to 6:30 p.m.

Several owners expressed dissatisfaction regarding the public display of their personal information (full name, apartment area, and voting rights) on posters visible from the public street.

Mr. Moez, current director of the syndicate, denied access to several co-owners whose names appeared on the authorized list, including Mrs. Aouicha, Mr. Samir, and Mr. Kais.

A second checkpoint was observed at the entrance of the assembly hall. Mrs. Shrouk (Vice-President) presented 27 proxies (54 votes) without verification. Bailiffs were prevented from verifying attendance lists and proxy validity.

Access was also denied to a co-owner holding a scanned proxy duly signed and notarized in France.

The session opened at 6:30 p.m. although several owners had not completed registration due to proxy disputes.

The representative of Société d'Études et de Développement de Sousse Nord was prevented from signing the attendance sheet despite holding seven votes. Mr. Ramzi insisted on proper registration.

Mrs. Aouicha, owner of apartment 733, was granted only two votes despite holding six proxies, following rejection of certain proxies.

A formal warning (Reference 10063, dated June 22, 2025) containing 15 points requesting compliance with the co-ownership regulations and the Real Estate Property Code was served. These points were largely ignored.

Numerous procedural irregularities occurred during debates and voting. Proposals signed by more than ten co-owners under Article 54 were not put to vote despite request.

Administrative and financial reports (38 pages) were read without allowing discussion. Requests to speak were denied. Reports were approved without proper debate.

Individual ballots were distributed; however, some participants presented multiple ballots. No ballot box was present during voting.

The auditor read his report orally but refused to provide a written copy.

Reports were presented in French without Arabic translation despite requests.

A resignation letter of presidential candidate Françoise Jacobs dated August 9, 2025, was distributed during the session.

Amendments to the statutes listed on the agenda were not put to vote. Four co-owners were not appointed to supervise voting as required by Article 55.

A proposal to appoint a court-designated auditor was rejected. Mr. Saif Al-Din Chbil was appointed auditor with 146 votes against 17.

The activity report was approved with 147 votes.  
The financial report was approved with 170 votes in favor and 8 against.

No record of abstentions or objections was formally registered.

These findings have been recorded in the present official report pursuant to Article 13 of Law No. 9 of 2018 (organization of the bailiff profession) and Article 442 of the Code of Obligations and Contracts, to serve as legal reference if necessary.