

Dear Residents,

The Toros Cekic board would like to address you and point out some issues we have been dealing with since the September 2024 until now.

The Board, together with Panorama, has sent out information regarding each issue we have had since last September, when we took over.

The situation was not perfect, and we have faced many issues so far. What we have come to realize is that maintaining a complex of 120 apartments cannot be treated as some sort of “side job.” On the contrary, it must be monitored every day to ensure proper function.

Proper function means that our caretakers are on their schedule, performing their duties, supervising, and maintaining good communication with the responsible site management—in this case, Panorama—and then with the board.

For the complex to function without interruptions, it is essential that all mandatory contributions (aidat) are paid on time and that all bills and obligations to suppliers are settled promptly.

Additionally, Those responsible for board and consultancy company are reachable via email or phone to ensure effective communication and timely resolution of any issues

We would like to remind you that the complex has 120 residents, and the cooperation and responsibility of everyone involved is necessary for smooth and efficient operation.

The complex has reached a point where many tasks are now necessary—whether related to ground maintenance, repairs, or the purchase of new equipment. Years of neglect, improper maintenance, lack of funds, and opting for cheaper solutions have led us to the current situation.

Let us point out a few issues we have been dealing with for as long as we can remember. These recurring problems have been brought up multiple times, especially since September 2024.

These pressing issues were not caused by any outsiders. Unfortunately, they are the result of our own actions—or lack thereof—as the property owners of the Toros Complex.

Hot Topics:

First: Aidat must be paid on time or in advance. The complex cannot operate if the aidat is paid one year late, or never. Monthly expenses must be paid each month on time. When we signed the contract and bought the apartment, we were obligated to pay aidat on time.

Second: Trash in the basement has been everywhere. We all know it is wrong, but some of us continue to do this. Let me remind you that the board made the decision and informed owners last year and again this year to remove the trash from the basement, but nothing has happened. After the caretaker cleaned the basement and disposed of the trash (not all of it, as we are still waiting for owners to act), the piles continue to grow

Third: The gate should always be closed. None of us would like unknown persons wandering around, using the toilets, going into the stairways, etc. However, most of the day, the gate is wide open, propped open with a stone. There is a clear sign on the gate in Turkish and English.

Fourth: Feeding the cats has become a recurring problem that we have tried to solve, but it remains unresolved. Cat houses have been bought and placed visibly for everyone. However, it does not seem many are following

this rule. Cats are seen in the hallways, and when doors and windows are closed, cats relieve themselves in the basement or even in the elevator.

Fifth: Charging motorbikes and electric bicycles with extension cords hanging from balconies is not allowed. Many have complained, and the board has acted and sent out information. Has it improved today?

Sixth: The pool working hours are clearly stated as 08:00–20:00, but this rule is not followed. At the same time, food of any kind or drinks other than water are not allowed by the pool. This rule is for our protection to avoid rats and other insects. Alcohol, glass bottles, or cans are also prohibited, but these rules are not respected.

Seventh: Children using the pool must be under the supervision of their parents. Information regarding the age of children who may be alone in the pool can be found posted by the pool

Eighth: Fire exits in some areas are blocked with items. This issue has been addressed many times but is still ignored.

Ninth: Installing shoe cabinets, sofas, etc., in common areas such as hallways is not allowed. Unfortunately, this rule is also ignored.

Tenth: Washing cars on the street in front of the complex is not allowed. The complex is not a car wash station, and this practice negatively affects the ecosystem.

Thank you.

The Board