

Dear Owners,

Can I start by saying I hope that you are all well and staying safe. I also wish you all as happy an Easter as is possible.

We are in a very strange passage of time which none of us have ever experienced before with a virus ravaging the world with most of it in lockdown. Those of us who are still here in Bellaluz are about to enter our third week in lockdown. I have added the latest recommendations issued by the Spanish government to the end of this letter and they are **highlighted in red**. The second section is an addition to the initial royal decree and was published in the Spanish press on Sunday 30th March 2020.

Our web wrangler V.P. Alan Gemmell receives the update emails from the general community as and when they are published and is posting these on the Bellaluz Village website. <https://bellaluzlamangaclub.com/> or <https://bellaluzlamangaclub.co.uk>
The current state of alarm/state of emergency is entering another stage here in Spain starting on 30th March. All non-essential work is to stop for the next 15 days. So all offices and construction sites will be closed. Our administration staff will be working from home and I will be available by email.

Our maintenance team during this current phase of lockdown will not be allowed to carry out any building work or routine maintenance. They will however continue to sanitise the village by spraying to kill any possible risks left by people entering our community to visit the supermarket or tobacconist. All walkways, stairwells and handrails are cleaned or sprayed on a daily basis.

The Governments in the U.K., Spain and in other European countries have put in place systems to support those who can not work during the current Corona Virus lock down.

The Spanish government are using a system called **ERTE**.

The **ERTE** allows a firm to lay off workers temporarily until the end of the state of alarm. The government decreed this week that an **ERTE** triggered by the Covid-19 crisis must only last as long as the state of alarm is in place. Self employed workers can seek assistance through their labour assessor.

Most banks are also offering mortgage/loan holidays as well. Although it seems that the Spanish banks at this time are not offering assistance on second homes.

I realise there will be those who will struggle, including myself, due to the current situation but the basic fact is we, as a community of properties, operate the same way as any council area in the U.K. or Spain or elsewhere and rely on your fees to operate on a day to day basis. The basic services here in Bellaluz cost over a quarter of a million euros a year. We are also tied to our maintenance and gardening contractors by contract. The electrical contractors are only tied in by a retention contract.

I have had a request for a fees "Holiday" this is simply not possible as we would become unable to provide the basic services. Most experts are forecasting that Europe will begin to operate normally again by June, the second half fees are due to be paid by the end of July. I have made the decision to stop all non essential works in Bellaluz such as the small pool refurbishment. We are in a fortunate position that we have a reasonable stock of building materials which will allow some projects to go ahead at no additional cost to the community. Here are the figures showing the essential parts of our accounts:

Total Income	760.660	Budget figure	759.242
Less Promp payment discount	<u>76.080</u>		<u>79.614</u>
	<u>684,580</u>		<u>679,628</u>
Services			
General Community Fees	114.645	Budget figure	113.306
TV Fees paid (to Club TV).	82.616	Budget figure	75.823
Water Charges – Hidrogea	50.730	Budget figure	83,000
Electricity Charges – Iberdrola	<u>15.901</u>	Budget figure	<u>19.000</u>
	<u>263.892</u>		<u>291.129</u>
<u>Maintenance, cleaning and Administration</u>			
Electrical Systems	7.904	Budget figure	13.000
Pool Routine Maintenance & Cleaning	24.682	Budget figure	31.830
Gardening Contract	68.305	Budget figure	74.160
Cleaning	37.968	Budget figure	37.100
Administration	56.913	Budget figure	64.045
Insurance	<u>9.982</u>	Budget figure	<u>11,000</u>
	<u>205,754</u>		<u>231,135</u>
Total unavoidable expenditure	469,646		522,264
Cash balance at 31/12/2019	235,494		

I have written to the general community president and asked him to use their 1.6 million euro reserve to allow us to retain part of our payment to the general community. If granted this can be used to give a higher discount on the second half fees than the current 10%. However if I am honest I do not think this will happen as I asked for the reserve to be used to negative account in relation to the proposed 14% increase in fees to the general community last year, which was eventually reduced to 9% following lobbying by myself and a number of other presidents. The request to negative account and claw back over a number of years was completely rejected.

Since starting this letter I have written to the President of the General Community and received a reply from the V.P. Finance Byron Baldwin who has declined to assist in any way. I have asked that he circulate my email and his response, to all presidents in L.M.C. in order that all owners can be informed. But so far I have received no response to that request.

I will be willing to meet with or converse with any owner who needs to pay their fees by way of a payment plan. I promise to be as understanding as I possibly can.
I appeal to all of you who feel that you may have a struggle to meet your financial obligations to Bellaluz community not to simply stop paying.
If we were to have sufficient non-payment it would massively affect the day to day operation of the community and probably stop future early payment discount.
The Bellaluz bylaws in relation to non-payment would have to be adhered to in such circumstances. You can either contact me or our administrators and all individual circumstances will be taken into consideration. The second half fees are not due to be paid until July when we expect that things will have started to get back to normal with world economies re-starting. The Chinese are re-starting their economy as I write this.

STATE OF ALARM - RESTRICTIONS ON MOVEMENT 28th March 2020.

During the State of Alarm people must stay in their homes 24/7

FREEDOM OF MOVEMENT IS RESTRICTED - People and vehicles are only allowed to move and travel outside for the following necessary activities:-

- To buy food, pharmaceuticals, fuel, essential items and collect post.
- To attend medical and veterinary centres.
- To go to work or to provide employment services.
- To assist and care for seniors, minors, dependants, the disabled, or people who are particularly vulnerable.
- To refuel at petrol stations or withdraw money from a cashpoint.
- To return to their principal place of residence.

IMPORTANT - the following conditions also apply

- A five minute 'toilet' walk (one person only) for dogs is allowed.
- Walking per sae, and also for exercise, is strictly forbidden.
- Parks, beaches, countryside are off-limits. • When driving people must travel alone and wear a face mask.
- One person may accompany a driver if they have a justifiable reason + they must sit in the rear and wear a face mask.
- Social distancing is mandatory - 2 metres minimum between people - essential in shops, supermarkets and pharmacies, etc.
- When going to supermarkets an adult may be accompanied by elderly or vulnerable persons or children.

CORONAVIRUS 28TH MARCH 2020 ALL MEASURES WILL BE ACTIVELY POLICED BY THE SPANISH AUTHORITIES & SUBSTANTIAL FINES RANGING FROM €660 TO €30,000, OR PENALTIES OF UP 4 YEARS IN PRISON, APPLIED FOR NON-COMPLIANCE

30th March 2020 - ADDITIONAL RESTRICTIONS ON MOVEMENT

The new decree has declared an additional lockdown of activities in Spain, and also further, significant restrictions on the movement of people.

During the State of Alarm people ARE ORDERED TO STAY CONFINED in their homes 24/7. THE ONLY EXCEPTIONS AUTHORISED BY THE DECREE are that people may move outside their homes or travel in vehicles on roads, for the following essential activities:-

- To buy essential items ,such as food, beverages, medical, optical, orthopaedic, pharmaceutical, hygiene, newspaper, tobacco and pet food products; technological and telecommunications equipment, fuel and also collect post. This should be done at the nearest point to people's homes. Note: A new order has just been implemented that empowers the police to access mobile phones, so as to track and verify the movements of their owners.
- To attend medical and veterinary centres, dry cleaners, laundries and opticians.
- To go to work or to provide those employment services legally considered as essential.
- To assist and care for seniors, minors, dependants, the disabled, or people who are particularly vulnerable.
- To refuel at petrol stations or withdraw money from a cashpoint.
- To return to their principal place of residence.

NOTE: When referring to food shopping the decree makes reference to using the nearest supermarkets. DIA and the Bellaluz Supermarket are the nearest for LMC owners. If anyone decides to go off-resort they do so at their own risk.

To be clear, people with medical conditions which require special foods and drinks that can only be bought off-resort may be allowed to travel. However, this is by no means clear and the General Community cannot guarantee that fines will not result if drivers are stopped.

Please be aware that many food retailers are offering home delivery services, for example the Bellaluz Supermarket on resort, SPAR (Upper as was) in Cabo de Palos and Missing Links in Los Belones.

A home delivery service is also being offered by some on-resort restaurants.

When anyone leaves the resort Control 1 and 3 guards will give them a simple fact sheet setting out the important information which applies.

We suggest all owners should carry identification and details their Spanish address, if they decide to leave the resort.

All vehicles entering the resort will be assumed to be travelling on essential business. Nonetheless, the guards at Control 1 and 3 will stop them and check if they have the correct documentation. If not, they will be refused entry.

It is worth pointing out that most essential services are available on the Club and therefore owners have no real reason to risk going off-resort.

Please note that there is a visiting veterinary service, which may be contacted via > <https://www.schreiber.vet/en/mobile-vet-around-the-mar-menor/>

The following business categories and utility activities are also considered essential and therefore may continue:-

- Private security companies.
- Rubbish collection.
- Maintenance, cleaning and disinfection.
- Financial services (banks), and legal offices.
- Postal services
- Delivery of products purchased online or by telephone.

All construction work will stop until after the Easter weekend.

IMPORTANT - THE FOLLOWING CONDITIONS ALSO APPLY

- A 500 metre maximum 'toilet' walk (one person only) for dogs is allowed.
- Walking for exercise purposes, is strictly forbidden.
- Visiting parks, beaches, countryside and the like is not allowed.
- Only the driver may be in a vehicle.
- Another person (one only) may accompany a driver if they have a justifiable reason. They must sit in the rear as far away as possible from the driver (usually the off-side seat next to the window) and both must wear a face mask.
- Social distancing is mandatory - 2 metres minimum between people - essential in shops, supermarkets and pharmacies, etc.

- When going to supermarkets an adult may be accompanied by elderly or vulnerable persons or children.

Important Guidelines for LMC owners.

Fines from €600 to €600.000 and also possible imprisonment (in the event of serious AND repeated contravention) will apply. To be very clear, this is no idle threat on the part of the Spanish government, as security agencies have already given out significant fines and sanctions.

In this context, the Securitas guards have noticed that a small number of Owners are using a variety of 'excuses' to get round restrictions.

To name just three examples:-

- Taking dogs for longer walks than the allowed 500 metre maximum - going into the hills (the out of sight out of mind scenario) is a popular ploy.
- Repeated daily walks/drives to shops, on the basis that something was forgotten the previous time.
- Frequent trips to the petrol station, bottle banks and refuse bins, also on the pretext that something was forgotten.

SANCTIONS

THE POLICE & ARMY HAVE BEEN ORDERED TO APPLY PENALTIES IF THESE RESTRICTIONS ARE NOT OBSERVED, AS CONTRAVENTION IS DEEMED A POTENTIALLY SERIOUS RISK TO PUBLIC HEALTH SIGNIFICANT FINES AND PRISON SENTENCES WILL APPLY

Be warned, from today the guards will stop people who they suspect are not following the 'rules' and they may decide to involve the police.

CONFINEMENT MEANS CONFINEMENT.

Please play your part in stopping the coronavirus epidemic and helping save lives by observing the State of Alarm measures.

Finally, the information and advice in this update is as current and accurate as possible, and are provided in the best interests of all owners at La Manga Club.

I sincerely hope that we all get through this corona virus pandemic without loss of life and we can get back to normality sooner rather than later. Having said that the most important thing all of us can do is stick to the advice of the experts, adhere to the rules decreed and stay safe.

Kind regards

Ian