

Dear Owner,

Firstly, I hope that this latest newsletter finds you well and staying safe in these very difficult and trying times.

Due to a number of factors I can now confirm that we will not be holding an A.G.M. in 2020. We had hoped to do so but due to a number of changes in legislation in relation to the Covid 19 pandemic and guidance from the Spanish Bar of Administrators this can no longer be the case.

The AGM for 2021 will be held on the 19th of April 2021.

Appendix 1 is the guidance from the Bar of Administrators in Madrid firstly the official Spanish version and then translation.

Appendix 2 is the latest law in relation to gatherings here in Spain. I thank Peter Morrow of the general community for his production of this document. It has been produced from legislation published by the Murcian Government on 18th July 2020.

On a happier note I can tell you that the small pool refurbishment has been completed and was opened just after the main pool was on 1st July. The pool area is now complete with social distancing measures including “pods” and a ticket on entry system. The new pool is undoubtedly a great asset to the community as it will be operational all year round as is the main pool. Come to Bellaluz and do your winter training or simply relax!

I hope to hold a committee meeting in September to take care of what business was delayed here due to the total lock down. Those who applied for building permissions during that period had their applications dealt with electronically. I would like to thank the committee for their continued support and patience with this process. All the applications dealt with during that period will be formally approved/rejected at that September meeting. As a result of there being no committee meetings I have included the first half accounts for this year. They are attached to this letter

The community remains in a good position financially.

As you will be aware I wrote to all owners at the start of the state of alarm and offered payment plans to those who may need them. That is still the case and please do not hesitate to contact me if you still want to discuss assistance with fees. The second half prompt payment discount of 10% is available until the 31st of July.

You will see from appendix 2 that there have been a raft of measures introduced in relation to social distancing and the wearing of Personal Protection Equipment. It is now mandatory in the Murcian region to wear a face mask at all times in public places. The Local Police have been patrolling the Club including Bellaluz and issuing fines of 100€ for non-compliance. If you are intending returning to your home here or family and fiends are intending a visit please take note of the attached appendix and the general legislation. I would also ask you if you use a management company to have them put the latest guidelines in any welcome packs they give to visitors.

May I wish you all a safe and healthy summer and I hope to see you all soon.

Kind Regards

Ian

23rd July 2020

CIRCULAR 41/2020

ASUNTO.- JUNTAS GENERALES DE COMUNIDADES DE PROPIETARIOS.

En los últimos días venimos recibiendo consultas respecto a la posibilidad de celebrar reuniones de las comunidades de propietarios. Como ya se ha comentado en anteriores comunicaciones, la regulación de todos los aspectos sociales y económicos, una vez superado el estado de alarma, corresponde a las Comunidades Autónomas. No conocemos ninguna regulación que prohíba la celebración de reuniones de comunidades de propietarios, si bien, como con el resto de las reuniones, se establecen restricciones que tienen que ver con el aforo y las medidas de seguridad (distanciamiento y mascarilla).

Como también se ha indicado en anteriores comunicaciones, al preparar una reunión hay que tener presentes las particularidades de las comunidades de propietarios: es imposible saber previamente el número de asistentes y prever el espacio necesario; el desarrollo normal de la junta puede verse alterado, ya que hay personas vulnerables que no podrán asistir o incluso muchos propietarios pueden sentir temor y reprimir su voluntad de asistir a la Junta. Además, bien por el lugar en el que se pueda celebrar la reunión, bien por el comportamiento de determinados propietarios, lo cierto es que parece difícil garantizar que se cumplan las medidas de seguridad, a lo que se añade la limitada capacidad que tienen el presidente o el administrador para exigir su cumplimiento.

Todas estas circunstancias se han puesto en conocimiento de las autoridades pidiendo, desde los primeros días del mes de abril, que se autorice la posibilidad de suspender las Juntas y al mismo tiempo se confirme a las personas que desempeñan los cargos en sus puestos. De este modo, en función de las circunstancias y necesidades de cada edificio, se podrían gestionar las convocatorias buscando siempre el momento en el que más convenga celebrar su junta general a cada comunidad y más garantías se puedan ofrecer para cumplir con las medidas de seguridad.

Hasta la fecha sólo la Generalitat de Cataluña (que tiene unas competencias específicas en esta materia) ha aprobado esta modificación legal, de manera que en esta Comunidad Autónoma no es obligatoria la celebración de juntas hasta abril de 2021. Desde el Consejo General seguimos insistiendo para lograr que esta regulación sea la misma en todo el territorio nacional, porque entendemos que es lo más adecuado en las actuales circunstancias.

Rogamos difundir esta información entre sus colegiados.

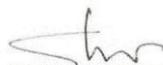
Sin otro particular, aprovechamos para enviaros un saludo cordial.

Madrid, 1 de julio de 2020

EL SECRETARIO

RAFAEL DEL OLMO GARRUDO

EL PRESIDENTE


SALVADOR DIEZ LLORIS

(Translation of document above.)

General Council of Property Administrators of SPAIN

NOTICE 41/2020

ISSUE.- GENERAL MEETINGS PROPERTY OWNERS COMMUNITIES

In recent days, we have been receiving enquiries regarding the possibility of holding meetings of the owners' communities. As already mentioned in previous communications, the regulation of all social and economic aspects, once the alarm state has passed, corresponds to the Autonomous Communities. We do not know of any regulations prohibiting meetings of community owners, although, as with the rest of the meetings, restrictions are put in place that have to do with capacity and security measures (distances and masks).

As also indicated in previous communications, when preparing a meeting, it is necessary to take into account the particularities of the communities of owners: it is impossible to know in advance the number of attendees and to provide the necessary space; the normal development of the meeting may be altered, as there are vulnerable people who will not be able to attend or even many owners may feel fear and suppress their willingness to attend the said meeting. Moreover, either because of the place where the meeting can be held, or because of the behaviour of certain owners, the fact is that it seems difficult to ensure that security measures are complied with, adding to the limited capacity of the president or administrator to enforce them.

All these circumstances have been brought to the attention of the authorities by calling, since the first days of April, for the possibility of suspending the meetings and at the same time to confirm the persons in office in their posts. In this way, depending on the circumstances and needs of each community, calls could be managed always looking for the time when it is best to hold their general meeting and more guarantees can be offered to comply with security measures.

To date, only the Generalitat de Catalunya (Catalonia regional Government), (which has specific competences in this area) has approved this legal amendment, so that in this Autonomous Community it is not mandatory to hold meetings until April 2021. From the General Council we continue to insist that this regulation is the same throughout the national territory, because we understand that it is the most appropriate in the current circumstances.

We beg to spread this information among the registered Administrators

Madrid, July 1st, 2.020

FINES & SANCTIONS FOR NON-COMPLIANCE WITH COVID-19 HYGIENE & PREVENTION MEASURES

The purpose of this latest decree (dated the 17th July 2020, which come into force today) is to set out the sanctions which apply for non-compliance with measures adopted by the Murcia government to deal with the health crisis caused by COVID-19.

Infringements are classified as minor, serious and very serious.

Sanctions Applying for Non-compliance

- 1. No, or improper, use of face masks - An on the spot fine of 100€**
- 2. Minor Infringements - Fines of 100 to 3,000€**
- 3. Serious Infringements - Fines of 3,001 to 60,000€**
- 4. Very Serious Infringements - Fines of 60,001 to 600,000€**



1. Minor Infringements

- Failure to use face masks, or their improper use.
- Failure by shops, stores, bars, restaurants, etc, any establishment open to the public, to inform users of the compliance measures, the capacity of the premises, 1.5 metre social distancing and the mandatory need to use a face mask (except for the reasons previously stated, in the 9th July decree, i.e. eating and drinking, verified respiratory medical conditions, etc).
- Non-compliance with the general hygiene and prevention measures, capacity limits, whether in spaces or premises, public or private, where it does not pose a risk of contagion or affects less than 15 persons.
- Participation in any type of activity or event, organised in public or private spaces, without respecting or complying with the hygiene and prevention measures applying for that type of activity.
- Non-cooperation with the authorities and police.
- Failure to comply with precautionary quarantine measures.

2. Serious Infringements

- Repeat and serious breaches of the measures listed above under Minor Infringements.

3. Very Serious Infringements

- Repeat and very serious breaches of the specified measures.
- Where non-compliance may pose a risk of contagion to more than 100 people.



- Contravening capacity limits in establishments, or the maximum number of persons allowed to participate in activities.
- The promotion and marketing, whether commercial or private, of meetings, parties, events or any other type of activity, whether in public or private spaces, where crowds prevent or hinder the adoption of the specified health prevention measures.
- The opening of premises, staging of events or carrying out activities that have been expressly prohibited or suspended, or which have not been authorised by the relevant authority.

Self-evidently, the sanctions are serious. Therefore, we recommend that all La Manga Club owners, communities and businesses comply. Please be aware that the Guardia Civil have already been on the resort issuing fines for non-compliance.

Visitors to La Manga Club, especially the from overseas, may be unaware of some or all of these measures. So, owners and businesses should ensure they are aware of the sanctions that apply.

**VISITORS TO LA MANGA CLUB FROM OTHER PARTS OF SPAIN OR OVERSEAS,
MAY BE UNAWARE OF THE COVID-19 MEASURES & FINES THAT APPLY IN MURCIA.
SO, BOTH OWNERS & BUSINESSES SHOULD UPDATE THEM BEFORE THEY ARRIVE**