

On behalf of the General Council of Bars of Estate Administrators of Spain, Professional Corporation that brings together 37 Territorial Colleges and 15,500 collegiate people, I am pleased to address you again to express various concerns related to our professional activity and the current situation we are going through, because of the pandemic motivated by COVID-19.

We have a deep concern in our collective about the holding of meetings of the communities of owners, especially to try to prevent them from becoming a possible focus of infection at this stage of the evolution of the pandemic characterized by a worrying uptick in the outbreaks.

It should be noted that about 100,000 meetings of homeowner communities are held in our country each month. There are great difficulties in complying with the standards set by health authorities. It becomes difficult to find spaces where these meetings can be held, as the places where they were traditionally developed are not available or are not adequate.

We understand that many, *most of these* meetings, could be delayed until next year, as the functioning of the community is guaranteed. For this reason, we consider necessary to have a regulation that allows us to give the most suitable solution to the needs in each case. Therefore, we propose the following transitional measures, until the situation is back to normal:

- To cancel the obligation to convene Owners' Boards for 6 months (until March 31st, 2021). This also requires suspending the obligation to appoint positions, to be accountable and to approve annual budgets, and the last current budget must be extended.
- Where necessary and urgent to hold a meeting, it could be done in person provided that compliance with the restrictions established by the health authorities can be ensured.
- However, and in cases that are truly exceptional, it could be supplemented by provisional regulation of meetings via videoconference, provided that it can be ensured that this tool can be used by all owners and that all of them have the opportunity to participate and vote at the General Meeting.

This proposal makes the same sense as *Decree Law 26/2020, of 23 June, on extraordinary measures in health and administrative matters*, of the Generalitat de Catalunya which, as you will know, includes measures very similar to this one. We understand that proper use of these solutions allows each homeowner community to act on their actual needs and can avoid many situations that could pose a risk of disease infection.

I would therefore ask that our proposal to adopt a rule extending these measures, which we understand to be beneficial to the communities of owners, to the whole national territory, be taken into consideration.