

Lloret de Mar, July 15, 2020

INFORMATION NOTE FROM THE CONSERVATION ENTITY OF THE LLORET BLAU URBANIZATION (currently PAU 21) OF LLORET DE MAR

Dear owner,

We hope that you and your family are in good health at this time.

Due to the atypical mobility situation that has caused the COVID-19 pandemic, and the mandatory compliance with sanitary measures in the new anomalous normality, by agreement of the Board of Directors the 2020 Ordinary General Assembly is suspended, in attention of the reasons listed below:

- According to the health authorities, there are several geographical points with outbreaks.
- There are reasonable doubts about which borders will be opened and when and there is the possibility that others will close them again.
- A substantial part of Lloret Blau's homeowners, who reside abroad, may not have their mobility guaranteed. Nor can it be assured that the same thing happens in the inter-territorial sphere.
- The limitation of the capacity of rooms in public events could prevent the access of some owners even though they had moved.
- The discomfort that sanitary protection elements cause in some people, especially in a closed room for almost three hours.

Decree Law 26/2020, of June 23, on extraordinary measures in sanitary and administrative matters, in article 4, measure 4.4., Establishes: *"The obligation to convene and hold meetings of owners in communities subject to the regime of horizontal property is suspended until April 30, 2021, without prejudice to the possibility of each community to convene and hold the owners' meeting within this period, taking into account their circumstances and the security measures applicable at all times, at the initiative of the Presidency or if requested by at least twenty percent of the owners with the right to vote, representing the same percentage of quotas. The meeting can also be held through the means established in article 312-5.2 of the Civil Code of Catalonia. "*

Suspending the 2020 Ordinary General Assembly does not mean leaving the owners of the Lloret Blau ECU uninformed. The actions and actions undertaken since the 2019 assembly until now, which have been resolved and those that are still pending with the City Council, and other Entities, are detailed below. Likewise, other chapters that are of common interest will also be discussed.

HOLES IN THE ASPHALT OF THE ENTRANCE ROUNDABOUT

At the request of the ECU, in Aug19 the City Council ordered the patching of several holes that had been produced in the access roundabout. The private property of that area signed an agreement with the City Council by which it authorized the circulation of vehicles and in return the City Council acquired the commitment and responsibility for the maintenance of the entire area.

"TENNIS"

The property was asked to clean the "tennis" plots and it did so in Oct19

OSONA VIDEO SURVEILLANCE CAMERA

Due to an alleged act of vandalism, the Osona video surveillance camera suffered major damage and was replaced at the time. The insurance company has reimbursed the Entity for the amount contracted per claim.

PARKING DUMPER (PREVIOUS)

The owner of the parking dumper (former), plot number 69, has paid the ECU 675 euros as compensation for terminating the verbal contract.

LANDSLIDES AND LANDING IN BAIX LLOBREGAT

In Baix Llobregat, bordering on the occupied dwelling, a landslide occurred, which forced the public thoroughfare to narrow for a few days. The City Council has made the corresponding repair and has reinforced the base with a retaining wall. Later, at the same point, a flooding due to rains was observed. The City Council has installed two rain grids and an inclined piece of concrete to divert rainwater to a storm drain, which has predictably resolved the incident.

INCIVISM

At the end of Rubén Darío street and also at the confluence of Segrià and Cerdanya streets, plant remains and other organic matter have been deposited in large quantities, invading and completely blocking the public road. The incivility and lack of respect of some co-owners towards others cause unfortunate images in the common area, in addition to degrading the environment and devaluing the set of properties. They are supposed to have had to use vehicles to transport them. One wonders why they have not been deposited next to the properly bagged garbage containers and / or taken to the landfill provided for that purpose, which is also free. The lack of decorum of some people is sad and regrettable.

ASPHALT PATCH

It was agreed to patch those points of the public highway that showed pronounced damage and the conclusion was reached "... that we must focus only on asphalt damaged by roots and presenting significant holes or potholes. Proposing in this way to approve a maximum budget of 60,000 euros to carry out the works to improve the asphalt of the streets of the Urbanization, a proposal that is accepted by all the attendees, with a single vote against ... "

With this assembly mandate, 711.64 m² have been patched, with a total cost of 24,520.84 euros (VAT included). This is the detail by streets: Osona: 33.6 m² - Barcelonés: 4.0 m² - Roselló: 25.0 m² - Zorrilla: 2.25 m² - Rubén Darío: 139.4 m² - Cerdanya: 31.75 m² - Vallespir: 56.58 m² - Baix Camp: 67.0 m² - Maresme: 6.0 m² - Selva: 259.06 m² - Berguedà: 10.0 m² - Garrotxa: 12.0 m² - Baix Llobregat: 65.0 m² .

UNDERGROUND AND DIRT ON THE PLOTS

The undergrowth and dirt on the plots continues to be the general constant of each year. The administrative dispute, which the ECU entered in the month of July 2019, and which continues before the administrative contentious court number 3 of Girona, with the ordinary process number 248/2019, against the Lloret de Mar City Council for reason for its inactivity, in relation to its fire prevention competence and neglect of the repeated requirements formulated in this regard by the ECU; It is now added the agreement of delegation of powers, in this matter, signed between the Regional Council of La Selva and the Lloret de Mar City Council, which

means that this matter will be promoted by the Regional Council of La Selva. The agreement, signed once the City Council of Lloret de Mar was aware of the administrative dispute filed by the entity, was endorsed by the agreement of the plenary session of the City Council of Lloret de Mar, dated April 9, 2020. The agreement details 199 parcels in Lloret Blau that present dirt, undergrowth and undergrowth, whose claim to the owners will prioritize the Consell Comarcal de la Selva. The President of the ECU, at the request of Nova Ràdio Lloret, made public statements explaining the reasons that led to the administrative dispute, which follows the judicial course.

It is to be assumed, and to be hoped, that the Consell Comarcal de la Selva will be more diligent and effective than the City Council has been until now and through its mediation it will be achieved, once and for all, that all owners comply with their obligation to clean of dirt, brush and undergrowth the plots of your property, whether built or not, and keep them in perfect condition at all times, for safety reasons against possible fires. Surely the most lazy will be activated immediately in view of the fact that the Consell Comarcal de la Selva will proceed, also, by executive means and the foreseeable seizure of the property as a last resort.

BONUS EXPENSES 2018

In May20 the ECU has received 5,611 euros from the City Council as a bonus for part of the 2018 expenses. The request for the 2019 expenses is underway

HOLE IN THE ASPHALT OF THE CLIMBING RAMP

A hole of considerable dimensions, in the rise of access to the urbanization, which put vehicles and especially motorcycles at risk, was repaired in a timely manner by the City Council.

AQUALIA - WORK BADLY COMPLETED

An important issue that is affecting the urbanization is the poor condition of most of the repair actions carried out by AQUALIA, leaving the asphalt in unfortunate conditions. The ECU does not understand why it is necessary to warn them again to restore each and every one of the interventions they do because they leave them unfinished and in poor condition.

In relation to this matter, different requirements have been presented to AQUALIA for a solution as soon as possible. Unfortunately, AQUALIA, it seems that it works in turtle mode and, in addition to not responding to the ECU, it does not finish the works either.

We understand that the City Council itself, as the owner of the public roads in Lloret Blau, must be the one who formally requires AQUALIA to repair all the points of the asphalt that are still damaged by poor work.

The image of repairs everywhere is unfortunate and inappropriate for a company, AQUALIA, which is supposed to offer a quality service commensurate with the abusive price it charges, for a basic necessity good.

BRANCHES INVADING THE PUBLIC ROAD IN BAIX LLOBREGAT

Demba has pruned the branches of the mimosas from the occupied house in Baix Llobregat, which protruded from the sidewalk and invaded part of the public road, limiting the visibility and circulation of vehicles.

OPTICAL FIBER

At the express request of several co-owners interested in fiber optics, Miguel Moreno, in a personal capacity, recently held a meeting with Fitel Network. This company offers fiber optics and Internet, television, landline and mobile services. Currently, according to statements in Nova Ràdio Lloret, it covers practically the entire municipality of Lloret de Mar, having wired

90% of the territory. The General Director of Fitel Network has made a commitment to the President of the ECU that in the month of October 20 he will wire the Lloret Blau urbanization; which means that, foreseeably, before the end of this year, any interested co-owner will be able to contract the service directly with Fitel Network. The one-time registration and installation fee is currently 72.60 euros (VAT included) and the most powerful Internet connection speed, 300MB, is priced at 36 euros per month (VAT included). As soon as the fiber optic cabling has been completed, MRS will have complete information on services and rates that will be available to all interested co-owners. This information will also be incorporated into the Entity's website. It is important to note that this management has not been negotiated by the ECU, because nothing had to be negotiated since the cost of the fiber optic cabling is entirely in charge of Fitel Network, a company with which, in due course, the owners will be able to contact who are interested in that service.

LAMP HANGING

The lamppost that detached from its base and was left hanging has been repaired, in Berguedá 25

LANDSLIDES IN GARROTXA, IN FRONT OF BAIX LLOBREGAT

A landslide occurred in Garrotxa, in front of Baix Llobregat, which invaded and completely blocked the public road. It was immediately solved by the City Council. The ECU has requested that they reinforce the settlement of that stretch of street, in Baix Llobregat, in order to prevent the public highway from sinking.

The landslide also caused the deterioration of other elements in Garrotxa: protection fences, electric light poles, public lighting poles, ... The City Council has been asked to repair all the elements described.

The City Council has also warned that it has detected significant leaks of sewage and invites the corresponding co-owners, from Baix Llobregat, to make the relevant repairs to the septic tanks, without the need for the Council itself to require them.

PUBLIC LIGHTING POST DISENGAGED FROM THE BASE

An application has been processed for the repair of a public lighting pole that has been dislodged from its base, with the risk of rushing to plot 664-665, Calle Cerdanya. We take this opportunity to request, once again, all co-owners to notify MRS of any incident that they encounter: hanging electrical or telephone wiring, breaks in the drinking water network, landslides, holes in the asphalt, ...

VIDEO SURVEILLANCE CAMERAS

The City Council has published the tender for video surveillance cameras. As of 06.08, if no one disputes, it is expected that the project to install video surveillance can be given the green light in several winning urbanizations of the 2018 participated budgets, among which is Lloret Blau. The City Council, and that is what the ECU of Lloret Blau is interested in, will proceed to receive the cameras installed in Lloret Blau and will pay the ECU the corresponding amount according to the amount that finally results from the tender.

INFORMATION ON THE WATER RATES AND PRICES HAS BEEN REQUESTED FROM THE CITY COUNCIL

The LERBYCOP Association, to which the ECU of Lloret Blau is a member, has presented a request to the City Council requesting the official scales and criteria for the application of drinking water prices due to the differences observed between urbanizations. The comparative study summarized is this:

Comparison, consumption of 48 m³:

- ✦ The highest cost per m³ is 2.5945 euros, in Lloret Blau.
- ✦ The lowest cost per m³ is 1.78 euros, in Cala Canyelles.
- ✦ Taking, as a base 100, the cost of a citizen residing in Lloret Blau; that of Cala Canyelles would pay 68.6% of the payment of the resident in Lloret Blau.
- ✦ Taking, as a base 100, the cost of a resident citizen in Cala Canyelles; that of Lloret Blau would pay 145.8% (+ 45.8% than that of Cala Canyelles)

Comparison, consumption of 75 m³:

- ✦ The highest cost per m³ is 4.2143 euros, in Lloret Blau.
- ✦ The lowest cost per m³ is 1.8231 euros, in Serra Brava.
- ✦ Taking, as a base 100, the cost of a citizen residing in Lloret Blau; that of Serra Brava would pay 43.3% of the payment of the Lloret Blau resident.
- ✦ Taking, as a base 100, the cost of a citizen residing in Serra Brava; that of Lloret Blau would pay 231.2% (+ 131.2% than that of Serra Brava)

PERIMETER STRIP

The City Council has been asked to clean the perimeter strip and the help of the Generalitat.

GREEN AREA MAINTENANCE

The City Council has been requested to clean and maintain the green area, of the Rubén Darío plots, which were segregated from the ECU.

C-63 - ACCESS DIRECTION LLORET DE MAR

It seems that some drivers do not respect the mandatory direction of crossing the C-63 -exit from the urbanization towards Lloret de Mar-, and make the direct turn. There have already been traffic complaints for this offense.

Those who respect the signal and cross the C-63 are, repeatedly, with vehicles stopped or parked on the side, which makes maneuvering difficult. The City Council is studying properly signaling the side expressly prohibiting parking and stopping, except for the school bus, or eliminating the obligatory address plate, thus being able to turn directly onto the C-63, as was done until recently.

CLEANING MARGINS OLD ROAD

A request has been filed requesting the cleaning of the margins of the old Vidreres road, which invades a part of the passable road.

PAINT HORIZONTAL SIGNS

By the end of 2020 the road markings and speed bumps will be painted. These works are biennial and the last one dates from Dec18

VEHICLES ABANDONED IN OCCUPIED PLOT IN B. LLOBREGAT

The City Council is aware that, again, there are abandoned vehicles in the occupied plot of Baix Llobregat.

OCCUPIED HOUSING AND OTHERS SUSCEPTIBLE OF BEING IT

Due to the increase in occupied homes that is supposedly taking place, not only in our municipality, the Lloret de Mar City Council is monitoring the occupied homes and those that could be susceptible to future squatting.

We have been informed that presumably, and in principle, there are eleven homes in this casuistry, in Lloret Blau.

The Consistory will appreciate receiving information on any case that is detected.

DIRTY PLOT AND BRANCHES IN CONTACT WITH THE ELECTRIC LINE

The owner of the plot located at C / Maresme 2 and 4 was required to clean his plot and cut down the branches of the trees that are in contact with the electric line. He has ignored it and this matter has been transferred to the City Council in order to make the request directly to the owner.

SIGNALING MISSING

The signage that was located at the entrance of the urbanization has disappeared: Barcelonés-Crta. Vidreres. The City Council has been informed of the incident, which must be replaced.

MOROSOS. Report on the administrative and judicial procedures in progress in relation to the debtor owners and approval of the settlements of pending payments corresponding to the fiscal year 07/01/2019 to 06/30/2020, processing of collection of outstanding balances through Executive Collection of the Lloret de Mar City Council.

In the 2019-20 financial year, unpaid amounts were 26,207.09 euros VS 25,961.88 in 2018-19. In 2019-20, 19,255.67 euros of unpaid have been collected. In 2018-19 the collection of unpaid amounts was 15,223.09 euros.

The accumulated balance of debtors reaches 168,198.86 euros; 4.31% increase compared to the previous year. The 2018-2019 increase was 6.58% compared to 2017-18; which means that management has improved substantially compared to historical years.

Since 1996, the accumulated receivable stands at 2,042,626.07 euros, of which 1,874,427.21 euros have been collected. The balance pending collection of 168,198.86 euros represents 8.23% of the accumulated.

Claims originating from previous years, in which it was approved to use this claim procedure, continue to be processed through the courts, until the jurisprudence that refers conservation entities to enforce their credit rights, accrued by reason for the ownership of parcels in the area, through administrative or pressure.

The current situation makes it advisable to consolidate credit rights, in those cases in which it is possible due to the solvency of the debtor (s) by means of the corresponding preventive annotations of seizure in favor of the conservation entity, or the corresponding extensions.

It should be noted that the complex economic situation generated by the COVID19 pandemic may lead to a greater number of bankruptcy incidents and therefore harm the success of the actions undertaken. Likewise, the forecast in the short and medium term is that of an even greater paralysis of judicial procedures, while beyond the suspension of deadlines and procedures due to the declaration of the state of alarm, its successive extensions and agreements adopted in the procedural sphere and the paralysis of the procedural terms, an exponential increase in judicial processes can be expected due to those derived from the stoppage of activity, in the commercial, civil and social spheres.

Likewise, it should be noted that the set of procedures related to the collection of the conservation and maintenance fees of the Urbanization are carried out in its voluntary period, this is within the year, as well as your claim outside said period with the application of the corresponding surcharge for late payment.

In recent months, actions have been taken to collect the outstanding balance of the fees corresponding to the 2018-2019 financial year, which have been referred to the Lloret de Mar City Council for executive collection. Likewise, it must be stated, regarding the conservation and maintenance fees for this year 2019-2020, your claim will be out-of-court, months will proceed to your claim by sending email and certified letters to the respective owners and in case of non-payment, its approval will be required at the next General Assembly convened for this purpose, in order to initiate the remaining procedures for subsequent referral to executive collection.

Extension of the budget 01/07/2019 - 30/06/2020 to the financial year 01/07/2020 - 30/06/2021

We inform you that the collections and income will be made periodically as up to now and that the current budget is automatically extended until the next Assembly is held, which implies the payment of the same fee as the previous four years, breaking down the budget of the following form:
Code Title Budget

GROUP	01	General expenses	
	6210001	WAREHOUSE RENTAL	470,00
	6220101	GENERAL EXPENSES	5.500,00
	6220102	CONSERVATION AND MAINTENANCE	4.500,00
	6220103	FIRE PREVENTION MEASURES	5.000,00
	6220104	CONSERVATION AND IMPROVEMENT WORKS	5.000,00
	6230001	ADMINISTRATION FEES	13.392,00
	6230002	LEGAL ADVICE	7.700,00
	6230005	RESERVE FUND	2.910,00
	6250001	CIVIL LIABILITY INSURANCE	1.600,00
	6400001	PERSONAL SALARY AND SOCIAL INSURANCE	22.600,00
		TOTAL	68.672,00

Unbuilt plots:	80,00 €
Built-up plots:	128,00 €

Within this same point, various considerations are made, taking the following agreements where appropriate:

- a) It is agreed that the fee for fiscal year 2020-2021 can be paid twice, 50% up to the entire day of September 1, 2020 and the remaining 50% before January 1, 2021.
- b) **Direct debit of the annual fees is recommended, asking all owners who have not done so yet, fill in a form that will be sent to them for this purpose and returned to the administrator's offices so that he can give the course relevant.**

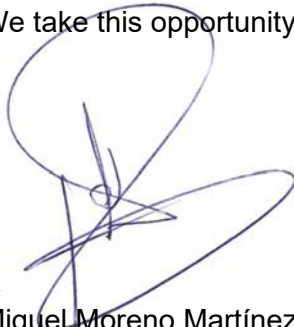
Anyone who wishes can direct the payment of fees to the administrator's office: MRS ASSESSORS, personally or by mail, located at c / Can Guidet, 5, local 1-A in Lloret de Mar (17310), or make payment at the current account IBAN no. **ES29-0081-0256- 6500-0104-1806** that the Conservation Entity has open at the **Banco Sabadell-Atlántico** (BIC Code: BSABESBB), Av. Vila de Blanes no. 101-103 of Lloret de Mar, clearly indicating the name of the owner of the plot and its number.

- c) It is noted that as every year the census review is in process, to incorporate the new buildings in the 2019-20 list, remembering that as it appears in the Statutes of the Entity, those in those that have started construction work. Parcels that have been segregated will also be included in the census.
- d) In accordance with article 33 of the Statutes of the Conservation Entity, which determines the application of surcharges to holders who do not pay on the established dates, **it is reiterated unanimously to apply a 5% surcharge on the amounts that are unpaid from the financial year 2020-21** and subsequent years, unless otherwise agreed.

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MRS ASSESSORS, as Administrator of the Lloret Blau ECU, remains at the disposal of owners who may have doubts, or need to comment or consult any question.

We take this opportunity to reiterate our highest consideration.



Miguel Moreno Martínez
President Entity

