

## CHAIRMAN'S STATEMENT – SIRENA OLYMPIA 2020

2020 is proving to be an extraordinary year not just here in Cyprus but globally. We are all dealing with unprecedented times. The global pandemic has altered everyone's outlook and created a new 'normal' way of living for all.

In Cyprus, we have been lucky to have only a small number of fatalities and a comparatively low number of cases. However I am aware that a number of our owners and tenants have been affected personally and my condolences to those of you that have suffered a loss to this virus.

A few of our overseas owners were lucky to visit early in the year before global travel was curtailed and a few have managed to get here recently however I understand that most of you are unable to travel with the current restrictions.

The highlights for this year are

- 1 The pool on Phase A has been relined. This happened early in the year. The pool has had very little use since due to the government restrictions placed on the use of communal/public pools. Both pools are now open and pool numbers are restricted although this has not been an issue. Sanitiser has been placed by each shower unit.
- 2 A number of shrubs around the complex have succumbed to a blight and these have been removed and will be replaced.
- 3 The trees at the rear of apts 1 and 2 which were discussed at length at the last meeting have been removed and replaced with low level planting.
- 4 Repair work has taken place around the sun terraces to replace cracked and broken sealants/grouting.

Issues raised at last year's AGM

Exterior decoration of the complex

It is too early for us to get a formal quote for the work but a ball park figure for the apartment blocks is E100,000.

We discussed increasing the contingency fund to start saving for this work to go ahead. We cannot use the current contingency fund as it is outside of the scope of a 'contingency fund' in law. We are limited as to how much money we are allowed to hold. We need to set up a separate fund which will be specifically designated as a special project fund for the exterior decoration.

A number of the top floor apartments are particularly badly marked where there is run off from the roofs. The committee has agreed that this should be cleaned and in order to prevent the continuation of this problem some small lengths of guttering will be installed to direct the run off towards the roof drains.

I will be contacting all of the apartments concerned as access to the balconies will be required for the cleaning process.

Due to the current situation a number of owners who were operation holiday lets have decided to let their apartments long term which means there are now more permanent residents on the complex. This has resulted in more cars in the car parks.

I would remind all owners and tenants that

- 1        There are no designated parking spaces for each apartment. All parking is on a 'first come first served' basis.
- 2        It is essential that all owners park responsibly in the marked parking spaces so that we can maximise usage.
- 3        Do not block the bins so they cannot be emptied.

It only remains for me to thank Costas, Angie and the rest of the team for their hard work and continued support in managing and maintaining the complex. You do a great job and we are looking forward to continuing working with you.