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**Sent:**19 February 2021 9:23 AM

**Subject:** CASE STUDY 015: The Path out of Captivity for Home Owners

Dear Home Owners

We hope that you have managed to fully digest the case study on "**How the Junta was Captured**" by the Developers.

Many of you have since asked about the way forward so Open Cabrera has prepared a flowchart (attached) which sets out the "**The Path out of Captivity for Home Owners**". Please feel free to put it on your fridge as a useful reference!

Many people have been told that the Home Owners will have to pay vast amounts of money for the completion of the infrastructure which the Developers have failed to provide. It seems that there has even been scaremongering about Home Owners having to pay for the very houses envisaged to be built on the land owned by the Town Hall.

Open Cabrera's views on the matter are as follows:

**Home Owners must firmly reject the fabricated notions that the defenders of the illegal 1993 Agreement are peddling.** They are only doing this to make the Home Owners fearful of removing their 1993 Agreement. This **Arch Bar 'trash talk'** needs to cease: [*'you will all become developers and each villa will have to pay €30,000', 'taking up the CRA mantle', 'non-payers', 'the only thing that has allowed Cabrera to exist', 'the fees are very reasonable', 'homes will be confiscated'*].

**We know who has taken our money and not provided us with the required Infrastructure that we paid for around our homes. We know who has not paid any contributions to Services and Maintenance for 27 years.**

The Town Hall has demonstrated that it is incapable of getting the few Developers to complete the infrastructure. They will therefore not stand a chance of **forcing** the 200 Home owners to contribute a cent further towards the missing infrastructure or towards providing new homes for anyone else. The majority of the Home Owners have already paid their full infrastructure contribution to the Developers and the money has gone because there has been no governance and control.

Home purchasers are not Developers and we should **never accept or be told** by anyone that we have to take on the financial responsibilities of the Developers. The Developers and the Town Hall are both responsible for the mismanagement of the Cabrera development and the Junta de Compensation financial arrangements. The (minority group) Home Owners are not responsible for this mismanagement and we do not, for a second, believe that any homes can be 'confiscated' to compensate for the misdemeanours of the Town Hall and the Developers.

**In reality, it is the Developers and the Town Hall that should be compensating us! We are owed a great deal of money (and infrastructure).**

Of course, once the Home Owners are freed from captivity, there will be various courses of action open to us and our investment in any legal services could become far better focused. In addition, we are confident that there will be a much better **return** on our investment in Junta fees. We also believe that a first world culture will finally be established with transparency, openness and answers to all Home Owner questions.

Kind Regards

**OPEN CABRERA**

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