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Sent: Friday, August 14, 2020 3:10 PM
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Subject: Cabrera Update

Dear Home-owners

OPEN CABRERA was established in 2020 because the Junta chose to suppress the voice of the Homeowners and sought to prevent effective communication between the Homeowners, specifically on the subject of a massive investment in transformer infrastructure. The aim was to connect and inform Homeowners, to give them a voice and to try to protect them from further exploitation.

OPEN CABRERA submitted queries on the FY18 financial accounts to the Junta on 6 January 2020. As seems to be the pattern with our Junta, they have not responded to the queries which were also translated into Spanish at their request (presumably in the hope that the queries would go away).

Therefore, on **18 June 2020, the Town Hall also submitted the queries on the FY18 accounts (in Spanish) to the Junta.** We would like to believe that the Junta is actively working on detailed responses. As pointed out, satisfactory answers to these questions would go some way to building confidence in the Cabrera community and removing the ever-increasing concern. We will wait to see whether the Junta believes that it is not answerable to either the Town Hall or the Homeowners.

We are now over halfway through financial year FY20 and:

- There has been no meaningful update from the Junta on any activity that has been carried out this year. We do not know where or how our funds are being deployed.
- We are still uninformed about the terms and conditions of loans totalling €190,000.00 that the Junta intend to take out on our behalf. We also have no visibility of the multiple loan agreements with Cajamar Bank and Home Owner 'money lenders' which will be hand-picked by the Junta. We fail to understand why there is a need to incur the administrative overhead of multiple loans with individual unknown persons instead of simply using a reputable bank.
- We have not been provided with any details of the basis of the Appeal against the Almeria court judgement which has been bank-rolled with Home Owner money.
- We have not been provided with the FY19 accounts as requested so that, in the absence of meaningful Junta communications, we can try to deduce what took place in 2019. It is unacceptable to delay this information and it once again comes across as a desire to avoid scrutiny.

We are converging on the end of year, where the modus operandi of the Junta is to release a little information within the statutory 8-day window prior to the AGM in the form of the Treasurer's Report. In this report, it is likely that the Treasurer will set out the proposed fee increases for the coming year.

At the end of the day, each home owner is going to have to find about €300 extra per year (on average) just to pay for the two new transformers for our Developers over the next 5 years. (perhaps more, if we ever find out the details of the loan

agreements). This infrastructure expense will be apportioned on the basis of land ownership on top of the usual maintenance fees. The Developers themselves propose to pay €0 towards the transformers.

While the Junta have convinced everyone that the 7% fee increase is reasonable in 2020, this could be because the transformers may only be bought in the latter half of the financial year. We expect reality to kick in once the transformers are bought but we do not know when this will take place as the Junta does not keep us informed.

As one long term Cabrera resident writes:

I understand your position re keeping your distance and purely informing owners of the facts and inaccuracies that are observed. Unfortunately, many owners are still complacent. In past years we have found that getting points on the agenda for the AGM has been restricted, due to the fact that the Junta don't seem to inform the owners of the date and timescales for including items or allowing them to arrange flights. In the past there has been occasions when the dates have been changed, causing owners to be in Cabrera with no AGM! The feeling when leaving the AGM is usually deflation and same old same old. In other words, we have no detail and have been forced to vote ill prepared and with the knowledge that friends would be adversely affected if we voted against.

I do feel that they are using the same old policy of ignore them and the control stays with us. A policy that has been used for the 20 years I have been in Cabrera!

The re-instatement of the Court Order instructing the Town Hall to ensure compliance with the Statutes will hopefully signal the end of this contemptible way of working. This Court Order was secured by the Cabrera Residents Association and, on the face of it, seems to be the only viable means of removing the choke-hold that the Junta has over the residents.

We sincerely hope that some decency and integrity will return to Cabrera in the not too distant future.

On the more positive side, A number of Home Owners \ Residents are lobbying to bring **fibre-optic internet** to Cabrera. The **Cabrera Social Committee** has recently sent out a communication which is provided below.

*Dear Residents and Owners in Cabrera,
One of our residents in Cabrera has been making enquiries with a local fibre optic company regarding installation of cable internet on the mountain. The company involved are prepared to investigate this further if we can get 40+ households to show an interest.*

If you are interested, then please contact the Cabrera Social Committee directly (cabrer SOCIAL99@yahoo.com) or, alternatively, Jeff Carol (carol.jeff@live.com) would be pleased to hear from you. With sufficient interest, fibre optic internet may become available.

All the Best

OPEN CABRERA

www.opencabrera.com