

January 2021 meetings with Junta Treasurer

7 January 2021

Dear Junta Board

We have received your communication below offering Q&A sessions with the Treasurer in January 2021. We would ask that you do not infer any particular mandate as a result of these fragmented meetings with residents. Recently, the Treasurer inferred that the decision for the Junta Board to appeal the Court decision to abide by the Statutes was 'entrusted to me' as though he was just enacting someone else's decision. Our view is that the decision to appeal was taken by the Treasurer and not 'entrusted' to him by anyone.

If any residents do hold meetings with the Treasurer, Open Cabrera would always be interested in seeing the minutes of such meetings. We would encourage you to report back as the Junta Board does not communicate very well with all the Owners.

The Statutes prescribe two AGMs (ordinary General Assembly Meetings) each year.

The Junta Board was supposed to present the Budget for 2021 at the AGM which should have been held in the last 3 months of 2020. We have not received a report from the Treasurer or any proposed budget for 2021.

Yet, the Treasurer invites groups of 4 residents to meet with him over the course of January 2021. Why does he think that it is better to meet on a fragmented basis with small groups of people instead of providing written answers to **all** the Owners to the questions raised by Open Cabrera over the past year?

On what basis does the Treasurer feel that it is not necessary to provide us with a Treasurer's report for 2020 or a proposed budget for 2021? How does the Treasurer intend to raise the invoices for the fees in January 2021 without any approved budget? Surely, the Corona virus pandemic is not responsible for this negligence and non-compliance with the Statutes (Article 17).

The Accounts for 2020, according to the Statutes, should be presented at an AGM which should be held in the first three months of 2021. If the past is to be repeated, the accounts for 2020 will appear in around October 2021 instead of March 2021. This is presumably in the hope that memory has faded and residents find it difficult to connect the financial figures with events that took place almost two years earlier.

If there is really any 'ongoing confusion raised by this latest legal judgement', surely this would be best addressed to **all** Owners using COVID safe, electronic communication methods?

Kind Regards

OPEN CABRERA

www.opencabrera.com

From: Junta De Compensacion [mailto:juntadecompensacion@hotmail.com]

Sent: Tuesday, January 5, 2021 1:52 PM

Subject: owner meetings

Estimados propietarios

Debido a la pandemia del virus Covid, nos hemos visto obstaculizados por no poder organizar ninguna reunión, ni siquiera la AGM.

Sin embargo, debido a la confusión en curso suscitada por esta última sentencia legal, me complace reunirme con pequeños grupos regulares de un máximo de seis, cuatro propietarios y dos delegados para una sesión de preguntas y respuestas, durante todo el mes de enero.

Comuníquese conmigo o con la oficina por teléfono o correo electrónico si desea participar y coordinaré las fechas y los arreglos de distanciamiento social de acuerdo con las últimas leyes y restricciones sobre pandemias.

Saludos cordiales

Jose jerez

Dear Owners

Because of the Covid virus pandemic we have been hampered by not being able to arrange any meetings, not even the AGM.

However because of the ongoing confusion raised by this latest legal judgement, I am happy to meet with regular small groups of a maximum six, four owners and two delegate for a question and answer session, throughout the month of January.

Please contact myself or the office by phone or email if you would like to partake and I will arrange dates and social distancing arrangements according to the latest pandemic laws and restrictions.

Kind Regards

Jose Jerez

Junta office 950 52 84 40