

UPDATE ON COURT BOND PAYMENT

From: Open Cabrera
Sent: Tuesday, July 6, 2021 2:27 PM
Subject: Update on Court Bond payment

Dear Homeowners

Following a great response from the Homeowners, we managed to raise the Court Bond payment in a few days. We understand that the payment has been made and that the Court Order is now provisionally active with immediate effect. Thanks to all those who contributed towards making this happen!

The Junta fees will need to be immediately recalculated back to 13 December 2019 (Date of first Court Judgement) in accordance with the Statutes and will need to be re-stated in the next issue of invoices. The Developers will need to pay their fair share and it is anticipated that refunds to the Homeowners will be due by the Junta Board.

Any change to the Urbanisation Plan will need to be voted in by a Special Quorum vote and approved by the Town Hall. If voted in, the Developers will need to pay their fair share.

The Urbanising Firms (Developers) are responsible for all the infrastructure costs. They obtain their concrete contributions towards the infrastructure from the sale of houses.

It is illegal for the Junta to sell services such as water so this will not be able to continue.

The Junta Board will have to hold AGMs and will need to present a budget for approval.

The Court Order makes the Town Hall responsible for ensuring that the Junta Board operates in accordance with the Cabrera Statutes. If this does not happen immediately, the Town hall and the Junta Board will be in contempt of Court.

Any Junta Member (Developer or Homeowner) that fails to pay the required amount within 30 days of the fee invoice will automatically lose their rights on the Junta (Article 12 of the Statutes) as detailed in Article 33 (Levies) after that payment due date passes.

This is very good news!

During this process, several Homeowners have raised very similar questions to Open Cabrera. Instead of replying individually, we have collated some response in a Frequently Asked Questions (FAQ) page on the website.

[Open Cabrera FAQ](#)

We also remind you that the documented history of communications with the Junta Board can be found in the Document Library on the website.

Let's hope that this is a turning point for the future of Cabrera.

All the Best

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