

COPY OF OPEN REPLY TO FELLOW HOME OWNERS IN CABRERA IN RESPONSE TO THE JUNTA's [Jose Jerez] EMAIL OF 14 DECEMBER 2021

Dear All,

You like me will have received the email from Jose Jerez, the Tesorero de la Junta de Compensacion.

I think you may agree with me it portrays an 'undercurrent' of anger and despair at us unruly home owners.

We in all due humility to Jose must ask ourselves why.

I will try and put my feelings here as to my reasons why.

We are new owners in Cabrera, having bought in May 2018.

We bought because we found a dream come true, beautiful weather, beautiful people, peace and tranquillity.

And then came the General Assembly Meeting of 2019! And with it came the under-current, the threats and claims by certain members of the Junta.

Having qualified as a building services engineer, and run my own project and programme management business for the best part of 30 years I considered myself suitably qualified to look into the arising issues and I have taken the time to do so over the past 2 years starting with the claim and reasons for the two additional transformers as put forward by the Treasurer, Jose Jerez on the 18 November 2019, the day before the GAM, when the Treasurer put forward the proposal to the home owners.

It started, for me with the issue of an email to the Junta Secretary requesting design and other information from the Junta to support the proposal, reasons and payment by homeowners for two additional transformers from the maintenance budget [please refer Appendix 1].

In the interim, meetings have been arranged with Jose Jerez and the Junta's Design Consultant however on each occasion the Electrical Consultant has not attended.

I have presented technical briefs and details to Jose Jerez, none of which have been answered.

In desperation I issued a technical summary to the Junta board which has not received an acknowledgement or reply.

Also, in the interim I have looked very closely at the contract in force for the proposed development and delivery of the urbanisation project [PLAN PARCIAL].

With this acquired knowledge, and with respect to all, I open here Jose's "Pandora's Box" and present my views to him and you accordingly.

- **Para 2:** I understand the situation from Jose's perspective. The Junta is being requested to manage the urbanisation project in accordance with the Statutes. It is agreed they have not done so in the last 28 years. They have been managing a conservation contract which does not come into play until the compensation contract is complete [Statutes: Article 39 – Dissolution.].
- **Para 3:** The following extracts come from the minutes of the 1993 Ordinary General Assembly of Poligono 1, sector 3 of the Subsidiary Planning Regulation of Turre, Cortijo.

“It was explained at the meeting that under Spanish law all owners of land before and up to the date of registration of the Junta de Compensacion on September 30th 1992, including the promoting companies, are members of the Junta, participating in proportion to land they own.”

And: ***“4.2 – The provision of services and the execution of maintenance work is the sole responsibility of the “Junta de Delgado’s”.***

In the same meeting minutes, it was recorded that if the proposal [for home owners to pay for part of urbanisation works] ***was not approved, the ‘landowners’ “would not be able to continue the Cabrera project”.***

It is true that the minutes stated that it was “concluded unanimously that the cost of development etc etc”.

However, and notwithstanding the fact of the current legal action on the Town Hall and the Junta:

- (i) The minutes of the 1993 meeting do not make reference to a formal vote on the issue.
- (ii) The minutes of the 1993 meeting do record the results of a statement made by Mr de Groot regarding his contract with [?] and his ‘obligation’ to pay for the services and maintenance.

It does state in the minutes “20 of the 32 owners present agreed with Mr de Groot”.

It should be clear to all that this ratio of home owners represents [62.50%] acceptance of the proposal put forward by the Promoter Land Owners and therefore does not accord with a ‘unanimous acceptance’ as stated in the minutes.

- (iii) On the same subject, in the minutes of October 1994 it is stated
“In the ‘Bases de Actuacion’ of the Statutes it is, however, stated that the owners of houses should pay for the services and maintenance provided. This is a cornerstone on which the whole maintenance of Cabrera rests. The suggestion that landowners should pay maintenance cost can therefore under no account be accepted.”

No such confirmation can be found in the 1991 Spanish Statutes or the 1994 English translation of the Statutes.

- (iv) Notwithstanding all of the above, any change to statutes, requires to be progressed and ratified under Article 26 – Adoption of Resolutions via a Special Quorum. It does appear the President and Treasurer have not seen fit to ratify their illegitimate claims and aims, as made in the notorious 1993 meeting into the Statutes under Article 26 and are trying, now, at this late stage and after 28-30 years, to correct their error. This is not acceptable and should not be allowed.

Furthermore, a vote to change the statutes from a legal perspective exceeds the powers of the Junta de Compensacion. The mechanism for distributing the costs of Services and Maintenance between owners is set down in law. A Special Quorum vote is insufficient to allow changes as fundamental as this to be voted for obvious reasons.

- (v) It is clear and as, indeed, stated in the minutes of the 1993 meeting minutes [copied above] that without home owner funding the 'listed' landowner Promoters would not be able to continue the Cabrera Project.

I think the TH aided and abetted by the remaining landowner Promoters have proved beyond any doubt, over the last 28 years they are incapable of managing and delivering the New Urbanisation Plan Parcial and I therefore propose the Junta refer to Article 39 of the Statutes which identifies the process for the dissolution of the Junta and act now before being pushed.

- **Para 4:** I do not think the home owners were objecting for no reason. They were concerned, and rightly so, in regard to the manner in which the Junta [and their representatives] were trying to put their 'secret' agenda [of 1993] into play by changing the Statutes, at this late stage to bring into law their illegitimate objective to make the Homeowners pay for the new infrastructure services which are required as an integral part of the new Urbanisation Project [PLAN PARCIAL].

It should be noted, at this late stage, and after some 28-30 years the Junta have not offered to the Assembly a working plan. They have no approved working drawings, no budget and no plausible funding plan other than to try and make homeowners pay for the new infrastructure services in the guise of maintenance services. Put simply the Landowner Promoters do not have and never have had the funds to deliver the new urbanisation project.

- **Para 5:** I was one of the owners who was at the 2019 General Assembly Meeting and as above stated, raised the technical issues in regard to the Electrical Services Design drawings and did not approve the minutes because I have not received the information promised at the meeting.

Jose Jerez is quick to say that everyone needs to make a pilgrimage to the Junta Office individually to find out all the answers to their questions. I have been into the Office multiple times over the past two years and have left less than satisfied.

Furthermore, I do not accept the logic in the statements made in the minutes and have written on this subject. My email of the 7 December 2021 to the Mayor, and the Junta President, Treasurer and Secretary is enclosed in Appendix 2 as attached.

- **Para 7:** There are no electrical drawing or drawings compatible or in respect of the Architect's sectors drawing of September 2013.

I visited the TH, Planning Office on the 19 November 2021 and requested and received the latest Electrical Drawing, dated 2000. It is unknown if this drawing has been presented to the TH for approval or if the TH has approved it.

It is however, totally unfit for purpose. Put simply it does not contain the detail as identified to cost, procure material or install the required electrical equipment and cables.

- **Para 8: No irony is seen to stop you, Jose Jerez, in your efforts and actions over the last 28 years to relieve home owners of money claimed under a quasi 'maintenance agreement' to finance, in part, the Urbanisation Project construction works.**
- **Para 9 [p3]:** If I understand correctly you are proposing to employ 'professional technical personnel' to evaluate the cost of infrastructure works and the contributions due by

landowner members, in accordance with the existing 1991 Statutes as instructed by the Court Judgement.

It is heartening that you now recognise the obligations of the Junta under the 1991 Statutes.

However, it is disturbing, in equal measure that you appear to indicate that you require to re-start your management activities from Step 1 [Article 4 – Objectives].

Having said that it does explain the lack of due diligence exercised by the Junta and particularly the absence of essential functions and activities such as scoping, design, outline and detailed drawings and subsequent estimation of budget and funding arising.

You refer to the contracting [at last!!] of independent professional technical personnel.

This implies the complete rebooting of the Urbanisation 'Outline Plan Parcial' after 30 years of endeavour. However, you must understand, we the community, have no confidence in your ability to act in the interests of the community as a whole. All the evidence is that the Developers in Cabrera are entirely self-serving and are using our funds to prop up their illegal operation.

I suggest this proposal is far too late and the debacle should be put to a kind and caring end.

I suggest the whole Urbanisation Project should be forcibly dissolved, if necessary, under Articles 39 and liquidation enacted in accordance with Article 40.

APPENDIX 1

Gerald Horn <geraldhorn77@gmail.com>

19:55 (0
minutes ago)

to Junta

Dear Sirs,

I have read your letter as email today received at 12.15 and have the following comments:

The email conveys a large number of specific and non-specific generalisations and I request herein some actual data and details to support the supposition that there is a real and current need to upgrade the current electrical infrastructure and the reasons why.

I - Electrical Infrastructure

It is assumed that the current 'proposal' has been based on the outcome of a full professional design overview, consultation and recommendation.

And therefore will you kindly please advise the following have been addressed in such scoping of the current outcome and recommendation :

- 1.1 – Detailed information, scope, specifications and drawing of the original electrical infrastructure.
 - 1.2 – Detailed information, scope, specifications and drawings of the extension and adaptations of each subsequent major building development.
 - 1.3 – Full details of those properties not connected to the Endesa supply infrastructure.
 - 1.4 – Full details of any and all premises connected to what is termed the 'builders' system.
 - 1.5 – Full details of any and all complaints where Cabrera 'customers' are not receiving adequate electricity to meet the needs of their contract based upon their connected power potencia.
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- 2 – New Proposal
 - 2.1 – Can you please advise details of the scoping and design for the new proposal.
 - 2.2 - Will you provide details of the competitive procurement tender process used to deliver the proposed new equipment and associated installation.

Further can you please help me to understand your cost summary.

As far as I can see you expect to generate revenue per annum as Items 1 – 5 of your schedule which amounts to 219,254 Euros.

The proposed 'annual' expenditure is identified in your schedule under items 14 – 39 and amounts to 218,484 Euros.

You state current Debtors at 59,109.65 Euros.

You state estimated [firm?] cost of 198,000 Euros for the proposed installation of 2 new Transformers.

You state item 7 of your schedule the Contribution /Loan to the Junta by owners for the upgrading of the electrical installation in the sum of 80,000 Euros.

You state item 8 of your schedule, Bank Loan to the Junta for the upgrading of the electrical installation in the sum of 110,000 Euros.

You state item 40 a loan repayment over 5 years of 37,080 Euros per annum.

This indicates to me the following:

- (i) Annual Revenue over expenditure roughly in balance [items 1-5 and 14-39] = 219,254 Euros Revenue to 218,484 Euros expenditure,
- (ii) Proposed cost for new transformers as item 13 = 198,000 Euros however it is unclear to me how this sum will be raised and paid for.
- (iii) Please explain who will contribute the sum of 80,000 Euros as per your schedule Revenue item 7.
- (iv) Please explain who will repay the Bank Loan of 110,000 Euros described under your schedule Revenue item 8.
- (v) Please explain and clarify how the expenditure item 40 in the sum of 37,080 Euros per annum [185,080 Euros over the 5 year period] will be generated.
- (vi) Please explain if the loan repayment described under item 40 is payment for the Bank Loan and if the interest [185,080 – 110.000 = 75,080 Euros] is deemed reasonable.
- (vii) Please explain what efforts are being made to reduce the Bank loan by actively capitalising and utilising the stated debts of 59,109.65 Euros as recorded in the Treasurer's report.

From my point of view until the queries raised above are addressed I cannot support or agree the implementation of the work as proposed.

Regards,

Gerald Horn

EL CAOS

APPENDIX 2

Junta de Compensación de Cortijo Cabrera

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Tel:- 950 528 440. Email:- juntadecompensacion@hotmail.com

Minutes of the Annual General Meeting held Friday 29th November 2019

In Turre on Friday 29th November 2019, the Annual General Assembly of the Junta de Compensación of “Cortijo Cabrera Polygon 1” commenced at 17.15pm in the Centro Social of Turre, with a sufficient quorum of 79.72% of the owners present and represented. Sr. Segundo Ramirez Perez, President, declared the meeting valid and legal as mandatory by our Constitution, and in accordance with the agenda.

Present:

Mr. Segundo Ramírez Pérez, President
Mr. José Luis Jerez Requena, Treasurer
Mr. John Bailey, Secretary
Mrs Elizabeth Longden Delegado.
Mrs. Noeline Ramsay Delegado.
Mr. Robert Hall, Delegado.
Mr. Martin Morales, Mayor of Turre Town Hall.
Mrs. Corine Chérel, Translator for the meeting.

1. Reading and Approval of Maintenance budget for 2020 The following is a summary of the discussion that took place on approval of the budget.

~~There was general agreement that the 7% increase on maintenance fees was acceptable considering that no increase had been made in the last 8 years.~~

The Mayor confirmed that the rates normally increase each year to the IPC rate.

Examples were given from the floor and the table, that costs in Cabrera for both water and maintenance have been kept at a considerably lower rate compared to other urbanisations.

[1] The purpose of the Annual General Assembly meeting is for the Junta to report on the progress, future [next 12 month] budget and funding arrangement for the upcoming 12-month period, and the contributions to be paid for such works by the Land Owner Members [refer Article 10].

[2] The Urbanisation Project Plan and contract should include within the ongoing construction works to maintain the utility supplies [Electrical, Water Supplies, Waste] during the period of the urbanization works.

[3] As yet and some 30 years after the approval of the 'Outline Plan Parcial [Map?] the Junta together with the TH have not produced or issued an inclusive project plan, together with design details, estimated cost details, budget detail, detailed programme of work or any subsequent progress, costing, funding, Member contribution and payment details etc.etc. Put simply the Junta in not performing basic project management cost and reporting functions, have not done so for 30 years, and is fundamentally not fit for purpose.

The meeting then progressed onto the subject of the loan that was proposed in the budget to supply two new transformers. It was explained that these are now required by Endesa to upgrade the power supply to current standards thus enabling houses running on builders electricity to be connected to the main Endesa supply and to offer higher potential to all of Cabrera.

[4] These statements require proof, by the issue of all correspondence between the named parties. This is requested by return.

[5] The statements as made do not make sense.

The whole purpose of the urbanization plan is to provide suitable current utility supplies to meet current expectations and requirements.

It follows the matter of connection supplies to the existing properties [as at circa 1980] is small [minute] compared to the size of the proposed new urbanization works.

In any event the main burden will remain on those existing property owners who will have to bear the cost of the potential rewiring of property and the production of a bulletin before the electricity supplier will make a connection and provide a meter.

[6] With regard to those houses on a builders supply, the reason is clearly the responsibility of the BUILDERS who did not complete a suitable electrical supply as required for connection to the electrical infrastructure. In the event the properties in question were build in advance of the completion of the new infrastructure, forming an integral part of the urbanization project, those builders in question and the Town Hall are fully responsibility for such breach of contract and must be held to account for such default and the provision of a suitable remedy compliant with all statutory requirements.

[7] The Town Hall is required to issue details of all Building Licences following the appointment of the Junta in 1991.

[8] Refer enclosed request for details [Appendix 3] issued to the Secretary on the eve of the GAM on Thursday 28 November 2019. As of now no such information has been delivered despite several meeting arranged with the Treasurer and his Electrical Engineer/design consultant. The venue for the meetings was the Junta's Estates Office. It should be noted the 'Electrical Engineer/ Design Consultant failed to attend on all occasions.

[9] In the late interim, I attended the TH's planning department on the 20 November 2021 and received a copy of the latest copy of the Electrical Services drawing. THIS DRAWING IS DATED the year 2000 and is considered entirely unfit for purpose.

[10] The information request of 28 November 2019 still remains to be supplied. Upon receipt of this requested information and data, I will arrange for a detailed review and report of the design by a fully qualified Design Consultant.

A number of persons raised concerns that they considered that the cost of this should be borne by the developers as this was infrastructure.

[11] Agreed for reasons as identified item [4] to [10].

The treasurer pointed out that this was not new infrastructure, it was a necessary upgrade required by Endesa.

[12] Not so. Refer above.

In the event there would be new areas of development where new houses would be built, developers only will be responsible for these costs and in addition would be required to contribute 5,000euros to the Junta funds to compensate for previously implemented upgrades.

[13] The Compensation Contract is clear that Land Owner Members are responsible for the cost of the Urbanisation Project.

The Statutes allow for the incorporation of Developers who bring funds with them, provided they receive a favourable decision for the General Assembly.

[14] In the event the proposal put forward by the Treasurer was actioned retrospectively, the Treasurer and President, who are major land holders will be expected to contribute their share for new buildings produced by them or their construction companies.

On the assumption circa 150 properties have been build by developer/builders since 1991 this will provide additional funding of 750,000 euros [150x5000] back into the Urbanisation Project contract account.

The treasurer stated that there were 19 sectors, with No. 2-10-4-7 entirely 100% finished, although sectors 2-10 were pending public lighting.

[15] This statement by the Treasurer is considered factually incorrect and misleading,

[16] If the described sectors are in fact complete including pavements, street lighting, and 'live' infrastructure services etc; they can be offered to the TH for acceptance and the issue of building licences. It is, however, a fact that can be demonstrated by site survey that none of the areas named are complete to the required handover stage.

[17] When such handover milestones are achieved, the works will be deemed complete, as described in Article 39 and Rule 16 and the maintenance [Conservation] handed to another contractor.

[18] However the infrastructure is not necessarily build by sector but as a global system, particularly so with water and mains drainage. This is the case with the zones mentioned.

[19] In particular when reviewing the Electrical Services as detailed on the available Electrical Drawing ref ABR-05/1/4000/1136/Plano 5 with the latest 'incomplete' Architects Drawing ref Distribucion de Faces/Plano Number 02/SEPT/2013 it can be noted that the Identified Urbanisation Plan Transformer CT6 630 KVAS, thought to be required for Sectors 2,7 & 10, although the details are not clear, has not been installed. As stated previously all new transformers are part of the new urbanization works, the provision, payment and installation of same being the sole responsibility of the Landowner Members.

[20] It is also the case the required central CWS system is not complete.

[21] Further details of all building plot locations is also necessary so that ‘tap-offs’ can be allowed for in the system design and construction.

In one area with the infrastructure 100% finished, there is still a house WITHOUT connection to the electricity. The town hall was aware of this issue. Therefore, a collaboration between Endesa / Town Hall was necessary to get the connection of all the houses.

[22] Refer note and obligation of the parties as identified earlier.

The President stated that the TownHall required the completion of the works of some performance units/ urbanisation phases, in order to continue granting licenses, and a first license occupation. The architect of the Junta de Compensation was the one who certified the percentage of execution of each action, and with respect the mentioned areas, it was certified the 100%.

The Town Hall would control this type of actions as a public responsible entity.

[23] It is the responsibility of the Junta to produce a programme of works. This is urgently required to establish if the Urbanisation Project Plan as described in the ‘approved’ outline Plan Parcial is indeed a realistic and viable expectation.

Clearly it is not. The whole project has been starved of funding [by the Land Owner Members] which in turn has impacted progress and the completion of the works.

[24] The Land Owner /Developers have consistently ‘filled their wallets’ by building properties prior to the completion and handover of the infrastructure, which is a breach of the Compensation Contract and they must be held accountable for such actions and profits made whilst failing to administer the reporting process [General Assembly Meeting] as prescribed in the Statutes and input such gains as funding for the cash starved progress of work whilst extending the period of time and claiming funds from the home owners under the heading of a maintenance project.

He also added that the loan to be requested to Cajamar, would not imply an increase in the quota of each individual owner. Therefore, anyone who would not be satisfied with this action, could report to this to Junta de Compensation, even to complaint to the Town hall if they considered that the amount of the fee had been raised for this concept. He confirmed that the Junta of Delegates was subject to the bylaws and was required to comply.

[25] Details of such bylaws are requested.

The Junta secretary asked if it was correct that for any works required to complete an area to 100%, individual owners would not be asked to make any contribution, to which the treasurer responded in the affirmative as this was infrastructure.

An owner asked whether after the update, what would be the new capacity for the future, considering the new homes to be built. The treasurer replied that the capacity he refers to is reflected in the project, in which the capacity for each of the areas is described. He said that it was not possible to talk about technical matters at that time, since the engineer was not at the meeting, however it could be arranged an appointment at the Cabrera office, where it would be possible to discuss this issue with the plans and the project.

[26] The author requested this information over 2 years ago and is still waiting.

The point was then made from the floor that it should be Endesa that pays for the upgrade rather than the owners. The treasurer informed the meeting that the delegados had been negotiating with Endesa

for a number of years with many meetings locally in Vera, in Almeria and in Granada and an agreement was reached that Endesa would connect all houses. They then insisted on the installation of 2 new transformers which has paralysed the formation of new electricity supply contracts.

[27] With the Town Hall's Presidents permission the author will be pleased to help in a team of professional engineers and review the Status Quo with Endesa.

An observation was made from the floor that the Cortijo Grande had the same problem and the courts eventually ruled, after many years, in their favour forcing Endesa to maintain and upgrade their electrical infrastructure.

If that was the case then why cannot Cabrera do the same?

The treasurer answered that there were existing homes in the Cortijo Grande connected to the main electrical system before the approval of their Partial Plan and subsequent development.

That is why Endesa was forced to connect and updated the electricity grid because it was its original responsibility.

Cabrera was just a bare mountain with no electrical infrastructure from the outset so we cannot use the same argument.

Comments were made **[from the Town Mayor?]** that there was insufficient information to see what was proposed in technical and costing terms and it was suggested that the decision to take a loan for the transformers could be put off for a couple of months.

It was pointed out from the table, and from affected owners, that those on builders supply were in imminent danger of losing their electrical connection making their houses unlivable and resulting in significant reductions in the value and saleability of their properties.

This would have a knock on effect on the value of all Cabrera properties.

[28] This fear story was put forward by the Treasurer. As it is believed he is one of the Land Owner Members and Developer/Builders who have breached the Compensation Contract principals and built property without waiting for the MEP infrastructure to be completed , it is he that should be worried of third party company insurance claims from the Home Owners.

~~An owner indicated that he was prepared to donate 30,000€ to the work if the budget is approved but if not then that offer would be revoked.~~

~~Another owner asked if it would be better to ask for a one off capital call for all owners rather than apply for bank loans and loans from affected owners.~~

~~The treasurer noted this suggestion but did not feel it would be acceptable.~~

An owner asked if there is a willingness for all the affected owners to contribute loans or donations as shown in the budget. The treasurer replied that yes, provisional agreement had been given and any loans taken from owners would be subject to legal contracts with terms and equivalent interest paid as per the bank loan portion of the transformer cost.

[29] This arrangement is totally unacceptable to the majority of Homeowners. All transformers shall be paid for from the Land Owner Member funds in accordance with the applicable Compensation Contract.

When prompted the Mayor did say that he would do his best to help to at least get temporary Endesa connections to alleviate any hardships but it was finally down to the Town Hall Architect and Secretary to approve licences, not himself.

[30] Can the Mayor please confirm what action he has taken in regard to this offer.

At the present time, the municipal architect and the secretary of the Town Hall found it very difficult to grant permits until the current legislation changes.

[31] What legislation changes? It is the Town Hall and the Junta and the landowner Members who are at fault here, it being obvious to all and as admitted in the 1993 meeting the landowner Members do not have sufficient funds committed [cashflow] to progress the urbanization project contract and therefore the urbanization project should be dissolved in accordance with Article 39 of the Statutes.

The secretary stated that to approve that budget meant to approve the first phase. This approval would allow Endesa to deal with this proposal, however, without approval of the budget it would not be possible to continue with the project.

[32] Accepted the Junta do not have, and have never had, sufficient funds to progress the Urbanisation project. Action should and must be taken to dissolve the Urbanisation Project. This issue is nothing to do with Endesa !

The President advised that the Junta delegados have been working ceaselessly with their electrical network engineer consultant and Endesa to determine the extent of the upgrade required and ensuring that it is implemented as cost effectively as possible.

[33] The writer has been waiting for 2 years [refer RFI – Appendix 3] to meet the Electrical Design Consultant Engineer, review his design and drawings and help to understand the problem from a technical perspective. The issue of the design of the infrastructure electrical services lies with the Junta and their appointed Electrical Consultant. The location of the transformers and supply from the grid interface is a matter of design and construction development between the Junta's Design Consultant and Endesa. In the writer's experience of such matters the transformer/grid interface should be an early task in the design process. It is the writers believe which can be agreed or rejected by material evidence and fact that the Junta have not employed an Electrical Design Consultant and the Treasurer/Contractor has been trying to make arrangements for the electrical works without the essential and critical input of a dedicated and qualified professional.

He indicated that currently there was a complicated situation in Cabrera. They as Delegates did not receive any salary, so they selflessly take care of solving the problems in the best possible way. However, if there was no cooperation between the different entities there would be no solution. That is why he asked everyone to trust the Junta of Compensation Board in their efforts and just in case anyone had doubts, they would be free to go to the office in Cabrera to review the documentation they deem appropriate. In addition, the Town Hall would ensure that the agreements adopted comply with the law, and if any owner thought that they feel themselves not represented or that they would be charged for a high amount, they could go to the Town Hall to issue the complaints. Therefore, he added that postponing said proposal was not advisable, because the situation would be the same, given that the Town hall had already indicated what needs to be done.

[34] The writer and others have made representations to the Junta Office, all as I understand without result.

Please confirm this offer is still active and I and others will proceed accordingly.

