

From: Cabrera Residents Association [mailto:info@thecra.es]
Sent: Tuesday, June 14, 2022 4:46 PM
To: info@thecra.es
Subject: Cabrera Residents Association Statement

Dear Fellow Cabrera Homeowners,

The CRA, having read the email from David Levin, thoroughly endorses his comments.

The CRA was formed in 2013 when its founding members became dissatisfied with the lack of open response and transparency within the administration of the Junta de Compensacion (JDC). At the time, our questions to the JDC regarding the governance and maintenance were met with:

" If you don't like it, take me to court".

This is exactly what the CRA did, winning in Court against both the Junta and the Town Hall. The Junta Board of Delegates is currently challenging the Court ruling, but until the appeal is heard, the judgement stands.

This judgement states that the Junta must abide by the Statutes of Cabrera formalized before notary on August 2, 1991. This obliges them to issue invoices to ALL owners of property AND LAND for the maintenance of the urbanization.

The CRA does not understand why the JDC is not following the court judgement and why the Town Hall is not forcing them to do so.

The CRA is a legally registered association, and as such, the Junta and the Town Hall are legally obliged to respond to any questions we may put to them. This obligation is clear for all to see in our 1991 Cabrera statutes.

The CRA has worked and fought, over the past 8 years, for the exclusive purpose of protecting homeowner interests. The CRA has no other motive or agenda. The CRA has invested our members' contributions on legal actions, not to penalize individuals, as the JDC Board would have you believe, but rather to request the Spanish courts ensure the correct and legal governance of our JDC, and also to ensure that the Town Hall exercises its supervisory responsibilities under law.

The CRA has been successful in this long and sometimes arduous approach and hope and expect that these legal successes, which ensure that the JDC meets full legal and financial compliances, will benefit ALL Cabrera homeowners.

CRA's message to the Junta Board of Governors is this:

- Issue the invoices as required by Spanish law
- Govern our Cabrera JDC according to the 1991 statutes, or stand down and allow Cabrera Poligono 1 homeowners to elect a new board of Delegados to run the development.

It is possible that, while the CRA awaits the results of the appeal by the Junta Board on the court ruling, further legal action may be required, in particular with regard to the decision about the legality of the recent A.G.M. To this end, the C.R.A invites all concerned homeowners who wish to help and hopefully obtain a speedy resolution to the current situation, to join us in funding the actions deemed necessary.

The CRA looks forward to engaging with other concerned homeowners about these important issues in the coming days.

Sincerely,

The Committee,

The Cabrera Residents Association