

From: Damon Golder
Sent: Wednesday, June 15, 2022 6:45 PM
To: Junta De Compensacion
Subject: PERSONAL REPLY TO LETTER OF MAY 24TH FROM THE JUNTA DE COMPENSACIÓN BOARD

Dear Junta De Compensacion Board,

I am writing in response to your email dated 24th May 2022, which was followed with replies from David Levin and The CRA.

As your original email was directed to all homeowners, I hope you don't mind that I reply to all homeowners also.

I would like to state from the offset that I am not a member of the CRA or Open Cabrera. However, I do believe over the years they have both raised some very pertinent points and concerns.

My wife and I had our villa built back in 2007. We paid well over the odds for a property in Cabrera at a time when the world's economy was in financial crisis. However the purchase of our villa was never a money-making exercise, it was solely a lifestyle choice. Over the past 15 years we have experienced the highs and lows of owning a property in Cabrera, however the continuous battles with the Junta have made us question why we bought here in the first place.

Having paid well in excess of €500,000 you would expect to have full infrastructure in place, including electricity. Until two years ago I paid invoices for my builder's supply electricity to the developer. Thereafter, I stopped receiving invoices for the electricity I used. When I questioned the developer on why I was no longer receiving invoices, he stated that he was no longer supplying my electricity. When I enquired who was supplying my electricity, he simply stated that "he had no idea" !!

When residents were asked to vote to approve the Junta taking out a loan to pay for new transformers, my wife and I felt strongly that other residents shouldn't be saddled with debt to pay for transformers to enable us to have a permanent electricity supply. This should without doubt have been the developer's responsibility. Somehow the way I voted was leaked to other residents, which resulted in me being accused by a neighbour of being "selfish and stupid". Since the vote I have sought my own counsel and following countless meetings with Endesa, rightly or wrongly I feel I may be close to resolving my personal situation.

Over the past 15 years, I have attended numerous AGM's and I can honestly say I haven't attended one AGM when I haven't left feeling disillusioned and disappointed. The Junta's lack of transparency on how residents' funds are spent is completely unacceptable. One year I attended the AGM and raised a question on the largest item of expenditure within the accounts. The treasurer responded by completely disregarding the question I had asked, choosing to speak about a completely unrelated item within the accounts, it was at this point that I decided there was little point in wasting time and money attending future AGM's, as they were merely a vehicle for the Junta to do exactly as they pleased, their purpose was not to discuss, debate or vote on issues to benefit the residents of Cabrera.

Given the shambolic AGM of November 2021, combined with the Junta De Compensacion refusal to comply with the legal instructions handed down by the courts in Almeria, coupled with the fact that no more licenses to develop Cabrera further will be issued to developers, which in turn means the original Plan Parcial **cannot** be completed. I believe it's time for the dysfunctional Junta De Compensacion to stand down, be disbanded or liquidated and that now would be a good time for the home owners to take control of their own destiny, even if that means employing an external company to manage the running of Cabrera.

I would be interested to hear the thoughts of as many homeowners as possible.

Regards

Damon Golder