

JUNTA DE COMPENSACION DE CORTIJO CABRERA

Apartado 2, Cortijo Cabrera, (04639) Turre (Almería)

Dear Cabrera owners

We are in a situation to call the EGM

However, to do so, first an embryo service company or association must be organised to deal with the services of Cabrera.

At the EGM, owners will be asked to vote on the proposed way forward to separate services and maintenance, so that they are independent entities.

We have requested volunteers to come forward to initiate and control such a services system, totally independent of the Junta.

To date we have only received one owner Volunteer, Tony Butt, to take on these responsibilities and we ask ourselves where are all these owners who have so much capacity and knowledge of how Cabrera should be more efficiently run.

The service company is an important part to comply with the now legal requirements.

Those volunteering should be able to organise and put in place a legally formed services organisation with its own budget, fund-raising system and prepare their own statutes to satisfy all property owners.

The required services to be managed are those that any urbanisation needs to exist, no different to the works the Junta has done for the past 30 years.

Some owners have asked what will be required, briefly but typically, examples such as the: -

Register the service company as a legal entity.

Open a bank account appointing the signatory.

Transfer standing orders payments from the Junta bank accounts to the service company.

Register the service company to comply with legal legislation to employ personnel.

Comply with regular water analysis and submit control to authorities the reports.

Comply with regular treatment plant analysis submit to the authorities reports.

Appoint accountants.

Prepare the budget and present at an assembly.

Telephone and email address.

Office facilities.

Storage and facilities for the workmen's room, materials, tools, and machinery.

Maintain members registry updating sales and changes of owners.

Liaise with Service company appointed lawyers to ensure legal compliance.

The following tasks all need organising and monitoring and responding to unscheduled daily urgent events.

Regular rubbish collection,

The managing of the vegetation.

Management keyholding and control of the post room.

The supply of treated / tested water.

Reading of water meters and invoicing property owners as well as preventing excessive use. Detecting leaks and informing properties owners if applicable.

Controlling vehicle Campers and other obligations.

Maintenance, control and emptying of the 2 sewage treatment plants with regularly replacing damaged motors.

Clearance of sewage blockages.

Pest and poisonous caterpillar control.

Diesel, maintenance, and repairs for the urbanisation Land Rover.

Diesel, maintenance, and repairs for the well water supply generator.

Recovery from natural disasters, water fire etc.

Ideally, the service organisation should strive to structure it to retain our loyal workforce to retain their years of experience on how Cabrera Polygon 1 functions. But details such as this and the implementation of the above tasks can only be evaluated once the volunteers have been appointed in their roles. It will be their decision on what and how to keep the services running, not the Junta Delegados.

The Junta will not be involved in the forming of Cabrera polygon 1 services system, which will require its own statutes, voting and meeting rules etc.

It will require a minimum of 3 volunteers Chairperson, Treasurer, and secretary.

Failure to form a voluntary services organisation within Cabrera will result in all daily services gradually failing.

We cannot rely on continued temporary, voluntary contribution requests.

It would be beneficial if the two entities of Services and Infrastructure could co-operate and produce a working solution to give Cortijo Cabrera a secure stable future.

So we urge these owners who have been pressing for a change to the system that has served us for the past 30 years, to step forward, volunteer and manage the services as they see best and requested by the property owners.