
From: Open Cabrera <OpenCabrera@outlook.com>

Sent: 09 July 2022 2:48 PM

To: juntadecompensacion@hotmail.com <juntadecompensacion@hotmail.com>;
juntadecompensacioncabrera@gmail.com <juntadecompensacioncabrera@gmail.com>

Subject: Provisional Funds Transfers

Dear Junta Board

And fellow Homeowners,

A spate of maintenance repairs have been carried out in Cabrera recently due to some alarming failures.

It is not clear which of these repairs are being funded privately and which repairs will be funded by the Junta as the Junta has not made any communication in this regard to the Homeowners.

Two areas are of particular interest. The first is the new wall which has just been built on the road leading to the Treasurer's Los Pastores restaurant resulting in a constricted road width. The second is some substantial storm water drainage which has been constructed to take water away from the Treasurer's offices over the back of the tented area at the Treasurer's Arch bar.

Has the Junta Board committed the Homeowners to any 'extraordinary' expenses in relation to the above or any other work?

We would welcome some information regarding these two initiatives, especially in view of the recent issue of 'Provisional Transfer' requests for funds to some, but not all, Homeowners.

Homeowners have complained that they do not know the basis for the calculation of the amounts on the so-called 'Provisional Transfer'. Homeowners do not know what this amount covers.

Homeowners have said that they do not know whether they have to pay this amount or whether the amount has been calculated accurately according to the Statutes.

It is unclear whether this is a further request for voluntary donations or whether the Junta intends to simply extract the funds by direct debit.

It is unclear as to whether this is a fee invoice or not.

It is unclear as to why some, but not all homeowners, have been sent this 'Provisional Transfer' document.

It would go a long way to reassuring the Homeowners if the Junta could provide a clear response to the above and demonstrate how the 'Provisional Transfer' amount has been calculated.

It would provide even greater confidence if the invoices to the Treasurer and President could be shared so we can see how their 'Provisional Transfer' amounts have been calculated.

We look forward to your prompt communication.

Kind Regards

OPEN CABRERA

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From: Open Cabrera <OpenCabrera@outlook.com>

Sent: Wednesday, June 22, 2022 1:27:15 PM

To: juntadecompensacion@hotmail.com <juntadecompensacion@hotmail.com>;
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Subject: Dissolve the Junta de Compensacion?

Fellow Homeowners

Gerry Horn responds to David Levin's letter of 15/6/22, explaining that the role of the Junta de Compensacion is solely to oversee the delivery of the urbanisation works. If the Developers do not have an urbanisation plan or the money to carry out the plan, then the JDC should be closed down.

This is against the backdrop of a recent communication from the Junta Developers insinuating that a totally independent company **MUST** be set up to deal with services and maintenance. This looks suspiciously like the Junta Developers just wish to form a separate company to effectively re-create the 1993 Agreement.

Our message to the Junta Developers (Board) continues to be:

Obey the binding Court Order and raise Junta fee invoices according to the Statutes immediately.

Stop trying to wheedle your way out of your financial obligations as Developers at Homeowner expense.

Stop holding the Homeowners to ransom.

Kind Regards

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