

JUNTA DE COMPENSACION THREAT TO SERVICES CONTINUITY

26 September 2022

Dear Junta Board

Please see our responses in **RED** below to your cynical letter which is trying to obtain Donations from Homeowners to prop up your illegal operation:

JUNTA DE COMPENSACION DE CORTIJO CABRERA

Dear Owners

This is an important notice to owners on the current critical situation that now exists with the supply of daily services in Cabrera. As previously advised, the Junta has not reported on the ongoing complex efforts to implement the implications of the court judgement to keep Cabrera functioning until a clear picture of the recommendations and alternatives can be presented to owners.

You have been stringing us along since the middle of 2021 with this line. You have given us no information at all. You have refused to tell us who is carrying out the financial audits with our money. You have promised us an EGM in February 2022 which never materialised. You have not obeyed the Court Order. You have not raised invoices in accordance with the Law and the Court Order.

It is NOT difficult to obey the Law.

The Junta has been working with a group of volunteers to take over from the Junta and form a services association to ensure homeowner that services continue, and we believed this was progressing in a positive direction.

Again, you have not updated anyone about these discussions. There has been absolute silence while talks with Homeowner Volunteers have taken place. What has been discussed? This silence by the Junta is the type of disrespectful and contemptuous behaviour that we have come to expect.

We had hoped that the Services supplied by the Junta could continue until a hand over at end of year accounts on 31 December 2022.

However, we have relied on ALL owners making their voluntary invoice payments to continue operating until a change over can be made. We have made repeated requests to owners to pay their contribution, but only a minority of "Kind donors" have responded, enabling Cabrera to survive this far into 2022.

Why have you been so determined not to raise invoices in accordance with the Law as instructed by the Court in mid-2021? You would not need kind Donors if you simply obeyed the Law.

As a result, the situation is that as of today, there is only 4,523euros in the Junta account, so there are insufficient funds to supply the vital services in Cabrera as of today.

Well, this is a surprise...where did the money go? On 14 September we had more than €56k in the bank.

Unless all owners pay their voluntary invoice amount immediately, services upkeep will terminate as of next week. The outstanding unpaid voluntary payments would enable Cabrera to survive until a hand over is achieved.

You are seriously asking Homeowners for Donations to prop up your refusal to comply with the Law? Effectively, you are holding the Homeowners to ransom with a threat to their services in order to prop up your illegal and ongoing exploitation of the Homeowners.

We note that the Junta has said that they will stop services upkeep, not the services themselves.

If you have not contributed your voluntary services payment yet, please contact the Junta urgently to give permission to take the Direct debit or make a bank transfer to the Junta account given on the voluntary invoice that was issued.

This Junta is a shameless organisation which is now relying on those self-interested Homeowners who are willing to donate for fear of losing their services.

If you do not have a copy of the invoice, contact the junta to resend one. This is a drastic situation for homes in Cabrera and we trust that owners will recognise this, and the efforts being made by all concerned to keep services running, but time has effectively run out.

You have run the Junta bank account down to an amount of 4,523 euros before cynically hitting the Homeowners with a drastic demand for more Donations instead of issuing legal invoices. There can be no better reason for you all to resign. You are an absolute disgrace and History will not look kindly on you.

You are certainly making it very easy for the Court to dissolve the Junta de Compensacion so thank you for that!

Regards

Junta de Compensacion Cortijo Cabrera Polygono 1

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www.opencabrera.com