

AGENDA ITEMS FOR 2022 AGM

8 November 2022

Attention : John Bailey (Junta Secretary)
cc: Maria Isabel Lopez (Mayor of Turre)

Dear Mr Bailey

Please could you arrange for the attached Questions to be addressed in the 2022 AGM as a formal Agenda items.

I would like each of the questions to be answered by the Junta Board of Delegates and the Town Hall representative in turn. I have copied in the Mayor of Turre for attention.

HOMEOWNER QUESTIONS

1. Why has the Junta Board not followed the Statutes as instructed by the Court in June 2021? Why is the JDC not invoicing us correctly? Why is the JDC asking for Donations to keep Cabrera running?
2. Why is the JDC trying to change the Statutes to favour the Developers instead of following the Statutes as instructed by the Court?
3. There are at least 12 Homeowners without Endesa electricity in Cabrera. It is believed that they have not paid for any electricity usage since May 2019. Where are they obtaining their electricity from and who is paying for it? Are the Homeowners paying for this electricity? The Junta Board Developers will definitely know the answer to these questions.
4. Why have we not been provided with a detailed and fully-costed plan for the completion of the Urbanisation?
5. Why has the debtor/creditor position not yet been established for all Landowners (Developers and Homeowners) as instructed by the Court? Without this, how do we know who has the right to vote at the 2022 AGM? Without this, how do we know who has the right to be on the Junta Board of Delegates?
6. We have been told that an Auditor has been appointed by the Developers on the Junta Board to carry out the instructions of the Court. Why has the name of this Auditor been kept secret? Why has the progress of the work been kept secret?
7. Why have we not been given details of the Land Ownership of all the Junta members so that we have confidence in the integrity of the voting arrangements? It is our right as Junta members to have this information.
8. What right do the non-contributing President and Treasurer have to decide on where our maintenance and conservation fees are spent? What right do they have to use our money on legal fees to obstruct our Homeowner interests? What right do these people have to take out loans in the name of the Homeowners to purchase transformer infrastructure which they should have provided? What right do these people have to take our money to provide bank guarantees to the Town Hall that they will complete the Development?
9. What right did the non-contributing Junta Board Developers have, after 30 years, to unilaterally change the voting rights of the Town Hall from 29.7% to 10% after the 2021 AGM? What is the Town Hall's position on this?
10. How can the non-contributing Junta Board Developers possibly ask the Homeowners to approve a €250,000.00 transformer infrastructure expenditure on the basis of an 8 word description in

the 2021 AGM documentation? This is not a Maintenance and Conservation item. This item is an infrastructure expense which is to be paid for by the Developers, the funding of which is provided by those people who will be connected in future in the form of their fixed value infrastructure contributions.

11. Why do the non-contributing Junta Board Developers believe that is acceptable for them to impose a €250,000.00 transformer infrastructure expense on the Homeowners without paying anything towards this cost themselves?
12. What right did the non-contributing Junta Board Developers have to sign the Homeowners to a €56,269.12 loan in 2020 or 2021? Why was the loan taken out? What was the money spent on? Why was it kept secret for so long?
13. What right does the non-contributing Junta Treasurer have to force us to pay him €12000 for “Administrative Services”?
14. In the light of the above, how can the Homeowners possibly approve the 2021 Accounts or the 2022 budget? Does the Town Hall and the Junta Board of delegates recognise the corruption that is taking place?

MOTIONS

Further to the above questions, I would like the following motions to be put to the vote at the 2022 AGM:

MOTION 1:

That all future JDC work is published and put out to Tender where a minimum of 3 external, independent quotations must be obtained against a detailed scope of work.

MOTION 2:

That no future JDC work be allocated to any Companies connected in any way to the President and Treasurer of the Junta de Compensacion.

MOTION 3:

To insist that the JDC must abide by the Court Ruling which was enacted on 17 June 2021.

Yours Sincerely

Jeremy Oliver

Cabrera Poligono 1 Homeowner