

# ELECTRICAL DUCTING QUERY

6 March 2023

Fellow Homeowners

We have previously raised queries about the Electrical Ducting that appeared to have been purchased using Homeowners funds. This ducting was stored near the La Pilica area just off the Cortijo Grande road:

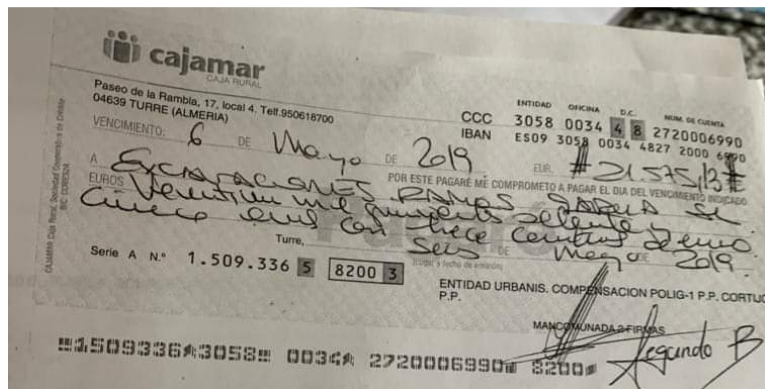


Earlier this year, it was noticed that a Ramos Garcia truck was removing the ducting so we decided to make some more enquiries.

We approached the newly anointed Homeowner Representative (Delegado), Graham Harman, for assistance in making enquiries with the Junta Treasurer.

His immediate response was “Wrong, the Homeowners did not pay for this”. Later, Graham stated that he had raised the issue with the Treasurer and the Treasurer had stated that the electrical ducting was “not paid for and removed by the supplier – end of story”.

We then provided a copy of the cheque for €21,575.13 issued by the President to Ramos Garcia in May 2019 for “Medium voltage pipeline and caskets”. We asked Homeowner Delegado Graham Harman to take this up with Treasurer Jose Jerez and to see whether he had ‘another story’ to tell us:



For completeness, we also provided copies of another €25,666.52 invoice for additional cable ducts (31/12/18) and the related cheque (€31,000) showing payment to Ramos Garcia. (Other items were included in the cheque). We also asked for this separate 2018 purchase for electrical ducting to be investigated:

**EXCAVACIONES RAMOS GARCIA S.L.**  
 CTRA NAC. 340 KM 521 AFDO 53  
 04280 LOS GALLARDOS (ALMERIA)  
 Tel./Fax: 950398193/950398194  
 804199220

**FACTURA**  
 SERIE: FE18 PÁG. 11  
 FACTURA Nº: 1550 FECHA: 31/12/18  
 CLIENTE Nº: 430000423

OBRA: CANALIZACIONES

UNIDAD COMPENSACION CABRERA  
 CABRERA  
 04639 TURRE  
 Almeria  
 Tel: 950398443/  
 C.I.F./N.I.F.: G04178674

UD.	DESCRIPCION	CANTIDAD	PRECIO / UD.	D. %	IVA IGIC	IMPORTE
ML.	CANALIZACIÓN MEDIA TENSION 2 TUBOS 200MM	47,500	47,00	21,00		2.232,50
UD.	ARQUETA A-1	10,000	300,00	21,00		3.000,00
ML.	CANALIZACIÓN MEDIA TENSION 4 TUBOS 200MM	8,200	60,00	21,00		492,00
UD.	CONEXIÓN A ARQUETA EXISTENTE	2,000	80,00	21,00		160,00
ML.	CANALIZACIÓN MEDIA TENSION 3 TUBOS 200MM	175,500	35,00	21,00		9.652,50
ML.	CANALIZACIÓN BAJA TENSION 2 TUBOS 160MM	40,000	45,00	21,00		1.800,00
ML.	CANALIZACIÓN AL PUBLICO 2 TUBOS 90MM	115,000	30,00	21,00		3.450,00
UD.	ARQUETA ALUMBRADO PUBLICO	5,000	85,00	21,00		425,00

% IVA IGIC	I.V.A. - I.G.I.C.	% R.E.	RECARGO EQUIV.	DESCUENTOS	TOTAL A PAGAR	TOTAL FACTURA
21,00	4.454,52	0,00	0,00	0,00	25.666,52	25.666,52
	0,00		RETENCIÓN IRPF	RET. GARANTÍA		
	0,00					

**cajamar**  
 CAJA RURAL

Paseo de la Rambla, 17, local 4. Telf. 950618700  
 04639 TURRE (ALMERIA)

ENTIDAD: CCC 3058 OFICINA: 0034 D.C.: 48 NUM. DE CUENTA: 2720006990  
 IBAN: ES09 3058 0034 4827 2000 6990

PÁGUESE POR ESTE CHEQUE A EXCAVACIONES RAMOS GARCIA S.L.  
 EUROS: 31.000 €

Turre, Almeria DE Almeria DE 2018

Serie A N.º 1.511.247 **3** **4200 0** ENTIDAD URBANIS. COMPENSACION POLIG-1 P.P. CORTIJO CABRERA P.P.

MANCOMUNADA 2 FIRMAS Herando P.

Together with the May 2019 payment of €21,575.13, this indicates that the Developers spent a total of €47,241.65 of Homeowner funds on cable ducts.

We believe that this should have been a Developer expense, not a Homeowner expense.

It is a little bit more worrying that a local Architect has obtained prices for the ducting specified in the invoice for €25,666.52. It seems that the equivalent price in 2023 is around the €8,000 mark.

Given the cheque payments in the Junta de Compensacion files and the physical presence of the electrical ducts in Cabrera, it is very difficult to understand how the Treasurer can say that the 'goods were not paid for and therefore returned to the supplier'.

Graham Harman subsequently indicated that he would not be pursuing the matter on behalf of the Homeowners.

However, new Homeowner Delegado Con Bonner has agreed as of 23 February 2023 to press the Junta for a clear response regarding the expenditure on the electrical cable ducting. He has asked for answers to be provided as soon as possible.

It has now been 2 weeks since Homeowner Delegado Con Bonner has raised the query but it seems that the Junta President and Treasurer have, yet again, maintained a complete silence. This should not be a difficult matter to address and a clear, prompt explanation would have offered Homeowners immediate peace of mind. Yet, it seems that the President and Treasurer do not see the need to address matters of significant concern to the Homeowners:

- Invoices were raised to the JDC for electrical infrastructure (electrical ducting).
- Cheques were written by the JDC to pay for the electrical infrastructure (electrical ducting).
- Deliveries were made for electrical infrastructure (electrical ducting).
- The Developers have not made any contribution towards these costs. (€47,241.65)
- The Developers should have paid for the full cost of the infrastructure (electrical ducting).

We see the President and Treasurer proclaiming their integrity and compliance with the law at the AGM, once every year.

Surely they can provide a convincing, written explanation which puts this €47,241.65 concern to bed.

Why would they not provide a clear explanation?

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