

ENGLISH

JUNTA DE COMPENSACION DE CORTIJO CABRERA

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As you are now no doubt aware, the Junta de Compensacion Appeal against the CRA. Judgement by the Almeria Administration Court, cancelling the 1993 Cabrera funding agreement, has been upheld by the Andalucian Appeal court. Thereby the Judgement decreed in favour of the Junta de Compensacion.

This appeal judgement brings us no satisfaction as this just proves what we advised over 10 years ago.

We have been advising that replacing the Junta de Compensación 1993 funding agreement would not result in owners paying lower fees, would not result in more efficient maintenance and supply of services but would certainly result in lots of legal work at a cost to us all. Funds that would have been far better spent on enhancing Cabrera for everyone and in the current world turmoil making it a safer, secure environment.

So, 10 years after the CRA (precursor to the OC, and HOA etc), started this action we are back at square one but with a Cabrera that has lost the happy ambiance that it was once noted for.

We have survived simply because there were sufficient owners who had lived here long enough to recognised that what we had was a very well administered urbanisation run by volunteers at a very reasonable cost.

It was self-sufficient and did not have to rely on assistance from the local council administration to survive.

Most of these original owners, plus astute new owners, continued to pay their maintenance fees. Without their contributions, subsidising those who chose not to pay, preferring to believe the propaganda put out mostly by the CRA, OC, and HOA. Cabrera would have ceased to function.

The only winners in all the last 10 years have been the legal system. We now find ourselves in the situation where due to legal ineptitudes that have occurred in this conflict, we are effectively back to square one.

However, Cabrera cannot afford to go through another 4+ years of uncertainty and turmoil.

It is the General Assembly that will decide what action to take, the delegados cannot undo a decision adopted by the assembly.

Maintenance budget approved will legally continue until modified, if need be, at the next AGM, envisaged in February 2024.

Legal instigation has commenced to withdraw services to those owners' withholding maintenance contribution.

The Junta lawyers have now to evaluate the current legal implications and present them to the Assembly.