**Copy of email to Dot abridged for Forum**

[**C.V.F.C. 3rd Edition PRIVATE AND CONFIDENTIAL**](http://mail.yahoo.com/)[**1**](http://36ohk6dgmcd1n-c.c.yom.mail.yahoo.net/om/api/1.0/openmail.app.invoke/36ohk6dgmcd1n/11/1.0.35/uk_bt/en-GB-x-bt/view.html/0)

[Hide Details](http://36ohk6dgmcd1n-c.c.yom.mail.yahoo.net/om/api/1.0/openmail.app.invoke/36ohk6dgmcd1n/11/1.0.35/uk_bt/en-GB-x-bt/view.html/0)

**FROM:**

[Message flagged](http://36ohk6dgmcd1n-c.c.yom.mail.yahoo.net/om/api/1.0/openmail.app.invoke/36ohk6dgmcd1n/11/1.0.35/uk_bt/en-GB-x-bt/view.html/0)

Saturday, 1 September 2012, 11:32

In response to the latest CVFC which has been forwarded to me by members (CVOA are not on the circulation list!) I would like to make a few important points as some of our members are quite alarmed by the contents:

**Fact:** CVOA is recognised by Yigor as the elected representatives of the owners who have paid their maintenance.  Frankly, Yigor do not give any recognition whatsoever to non-payers or CVFC or any other group that decide to set themselves up as the voice of the people!

**Fac**t: CVOA was able to set up a Bank Account and had to take a copy of its Constitution to Universal Bank. This was officially recognised as an organisation and the sinking fund is held in the name of CVOA with three signatories.   Universal Bank has retained a copy of our Constitution for their records.  I do not think many people will want CVT or whatever they now call themselves, to hold maintenance money in individual names.

**Fact**: CVOA's application under TRNC legislation has been lodged with the Minister of the Interior, awaiting their genelge (procedure).

**Fact**: CVOA have been working steadily towards obtaining kocans,  or partial kocans having previously suggested during our lengthy meeting with the investors, that owners who pay maintenance should receive them sooner rather than later and are enquiring about partial parcelisation and up-to-date architect plans.

**Fact**: Yigor hold all the aces - and I believe the more they are antagonised, the less likely they are to allocate kocans and could well do what many other developers have done in TRNC. In addition to charging 6% tax due from each owner they could insist  that the 6.25% tax due from the developers is paid by the owners. This is illegal but, as Marion Stokes says, if you want your kocan, then pay up.

CVOA believe in negotiation and we will continue to do our best for our members and for Chelsey Village.  At worse Yigor could simply abandon the development.  I believe the reason Yigor do not bother to spend money pursuing the non-payers through the courts because they know that when the site is complete and kocans are available, they will withhold them without payment in full (plus interest) of all outstanding maintenance.  If owners don't want their title deeds, or can't pay what could be a huge sum of money, within the Sales Contract terms, the developer can re-claim their property! CVOA would hate to see anyone in that position.

Chelsey Village is a big project to those of us who have purchased property but represents no more than a "hobby" to the investors who started off with great ideas and plans but have been disenchanted with the attitude of some of the owners.  This is not part of their core business and they have made mistakes but simply could not understand why people didn't pay their maintenance.  Their main interest in CV is building and selling properties.   None have been sold for some time and if prospective buyers view the forum set up by Mr. Drewitt and Mr. Logan (who vowed never to be involved in another forum after his previous fall out with Mr. Drewitt) – they certainly would not want to invest in Chelsey Village.

**Fact**: Unfortunately, TL, MD et al have misinterpreted Land Law and the requirements regarding appointment of a management company.   If a new company was to take on management of CV that company would obviously only do so if owners sign **their** agreement - CVT repeatedly state that owners will have to sign an agreement with CVOA which is utter nonsense.   The management company would be answerable to the owners but, of course, it would be unreasonable for 300 people to be "supervising" so the owners would need to nominate a committee of responsible people to look after their interests, check receipts, accounts etc.

Messrs Logan, Drewitt and supporters, talk about putting company out to tender.  No company would take on a project where there is a large number of non-payers and a huge division of interests?  They are entitled to make a profit and there would be a deficit from day one.

**Fact**:  In any event, the developer has control of the management company, at present, and frequently when developers complete a site and move on, they come to an arrangement with a management company of their choice which they install before they vacate.  I do recall Ivan and Yigor's plan was, and is, to pass management to the owners on completion of the site. At that stage, starting with a clean sheet, *it would be possible to put Maintenance out to tender*.  CVOA believe, in these circumstances, that it would be very difficult indeed to oust Yigor, so we should work together as CVOA have tried to do over the years.

**Fact**: Ivan showed good will and always provided end of year accounts, which were checked by Mike Woodall. However there is no requirement in law for Yigor to provide any accounts whatsoever as they are a private company, not public. No amount of complaining will effect that situation.  As you know, my own accountant worked out, based on Ivan's figures, that the site could be effectively run if **all** owners paid between £37 and £40 a month!  We can but dream.

Julianna is very busy with her own business in London.  I have spoken with her briefly and yesterday she left a message to tell me that the investors had agreed that CVOA can use the restaurant for the AGM.  However, we have formally accepted Pia Bella as a venue and it would be impolite to cancel that arrangement now.  In addition, CVOA cannot take responsibility for cleaning, setting up the restaurant and being liable for any damage that could result.  I hope to speak with her further over the next few days.

I find it particularly humerous that the Logan/Drewitt forum refuses to allow people to register if they feel that person does not agree with their view!   The latest publication ends with an invite for CVOA to unite with them. I doubt this will happen, and it is not for the want of trying. Many of you have seen the exchange of emails between Mr. Logan and CVOA. He was invited to become a moderator of the Chelsey Village Forum and set up his own section, but refused but, interestingly, he and Mr. Drewitt have set up a separate Forum – hardly conducive to unity.