


ACTUALLY I HAVE A DEED WHICH CAN BE RE SUBMITTED TO GP FOR RELEASE WITHOUT PAPERWORK.

If we cannot agree on refund, there are several pressing issues, from owning this home, warranty, managerial decisions, safety, and other pressing items, I wish to discuss, and which require addressing.

As you are aware, this email is a compilation of issues which must be discussed and resolved but was initiated by the poor response and resolution of the following email on 28/08/2024

**Solar**

 Mark Lepore Reply Reply all Forward More  
To: Mike Cobb Wed 2024-08-28 12:58 AM  
Cc: Valeria Espinoza; Peter Juergens; Sebastian Dominguez

As noted to Mike I have a video of the **solar** safety failing to work yesterday. The panels are wired to two 25 ampere circuit breakers, but the inverter was drawing 80+ amperes due to what I suspect is corrosion / humidity causing a short circuit. I also noted this is my report to you guys of dangerous over voltage, and the potential hazards. Around 8pm the inverter finally failed to function after the sun went down. I turned off the battery for safety, no smells, or signs of fire, but in the morning when the sun came up, the panels tried to re power up the inverter and set it on fire.

Allowing over power is normal behavior for circuit breakers. They can take up to an hour to trip, and is why you need quick blow fuses. They would have prevented this issue 100 percent. I happened to order them, but was waiting for warranty to expire to install them.


Speaking of warranty, how do you want to handle this? I have an extra inverter here, but that was backup for after Sept 23rd 2024 warranty expires.

Obviously I am not happy. I knew there were issues, and is why I ordered the backup, but we should have designed these systems from the hop instead of having to deal with this. Do you know how frustrating it is as an investor requiring this place to make money, all while a dumpster fire is in the making? I just don't understand why my concerns were ignored, and now several failures because of bugs and improper safeties.

That said, a fire is a safety concern, and safeties not functioning as required is actionable.

Awaiting your comments, fixes, and direction here forward.

**Solar**

 Peter Juergens <Peter.Juergens@ecidevelopment.com> Reply Reply all Forward More  
To: You Thu 2024-08-29 4:15 PM  
Cc: Valeria Espinoza; Sebastian Dominguez; Itzel Pitti; Mike Cobb

Hi Mark,

Sorry for the brief delay in responding but I was consulting with the team. We have Solersa onsite today to assess the condition (believe Itzel texted you), and once they report back to us, we'll be better able to address the situation.

Regards - Peter

...

Reply Reply all Forward

The follow up email was from Peter but did not address the outstanding questions, or concerns. There was no follow up and Itzel claimed she didn't know if Solaris was going to honor warranty, but again, that what the solar companies provided, right or wrong, is all quite frankly none of my concern. These systems are inadequate for the environment, dangerous and either GRAN PACIFICA (GP) representation OK'd the system, or Solaris OK'd the installation of the system. Both parties are pointing fingers towards the other, but again, the purchaser (MARK LEPORE), is not responsible for the choice of product, the performance, the safety, or the liability of the product installed in an improper environment. It would seem there will need to be investigation as to who OK'd the system, who is responsible for warranty, and who is liable for damages and safety concerns on Gran Pacifica's side to determine where the responsibility lays. The provided home is the responsibility of the builder.

I MUST PREFACE THIS, I can assure Gran Pacifica, or Solaris, that I am not responsible for the decision of the dangerous installation of these systems, the warranty claimed, that I have warned other locals of the major pressing issue, and the greater public safety, as to keep my name clear from future public scrutiny even before contacting MIKE COBB. What was provided is so they are aware of safety and is not a comprehensive / exhaustive diagnosis.

I have taken the time to create a document prefacing the major concerns, without going into highly technical details of the full 84 page document of the technical oversights, damages and current issues.

Details as to deeper issues require personal time, as you are aware, with my qualifications my time is not economical, and if GRAN PACIFICA wishes I break them down, and explain in detail, there will be engineering consult fees involved, as well as forms releasing me from responsibility from how GP uses this information in the future.

**These items will be prefaced with an " \* " - Release of information will be a consult fee of \$92,000. The reason for the \$92,000 is that I cannot possibly provide a 5 year education and crash course in engineering for individuals here playing engineer. What is needed is a proper engineer here to validate installation outside of me doing GP's work for them. If GP requires detailed information with release of consultation details, this to me shows incompetence as to the engineered design verified by GP for construction, and in my view requires higher escalations. This will also result in lawyer fees, consult fees, as well as damages for personal time and compensation for distress and time. Data includes 25+ years of some of the highest qualified experience in the world including, but not limited to engineering work for OEM automotive electronics, Aerospace Electronics, Professional Race Teams, OEM Direct Controls, Electronic, and Electrical engineering of 500+ million dollar automotive assembly lines, et al. Provided material will outline engineering examples and full understanding of calculations and technicalities of issues outlined in this document.**

## **INDIRECT DAMAGES AS TO BEING WITHOUT A HOME WITH ELECTRICITY (COMPLETE LIST OF FEES IN PROVIDED SPREADSHEET)**

Living expenses due to delayed response—

1)Rental of home \$1000 / mo x 2 months - \$2000

2)Electrical Cost of home - \$???

3)Mumbo Tumbo rentals x 3 nights \$125/night - \$375

4)4 nights sleeping in vehicle during surfer contest as no places were available - \$1000

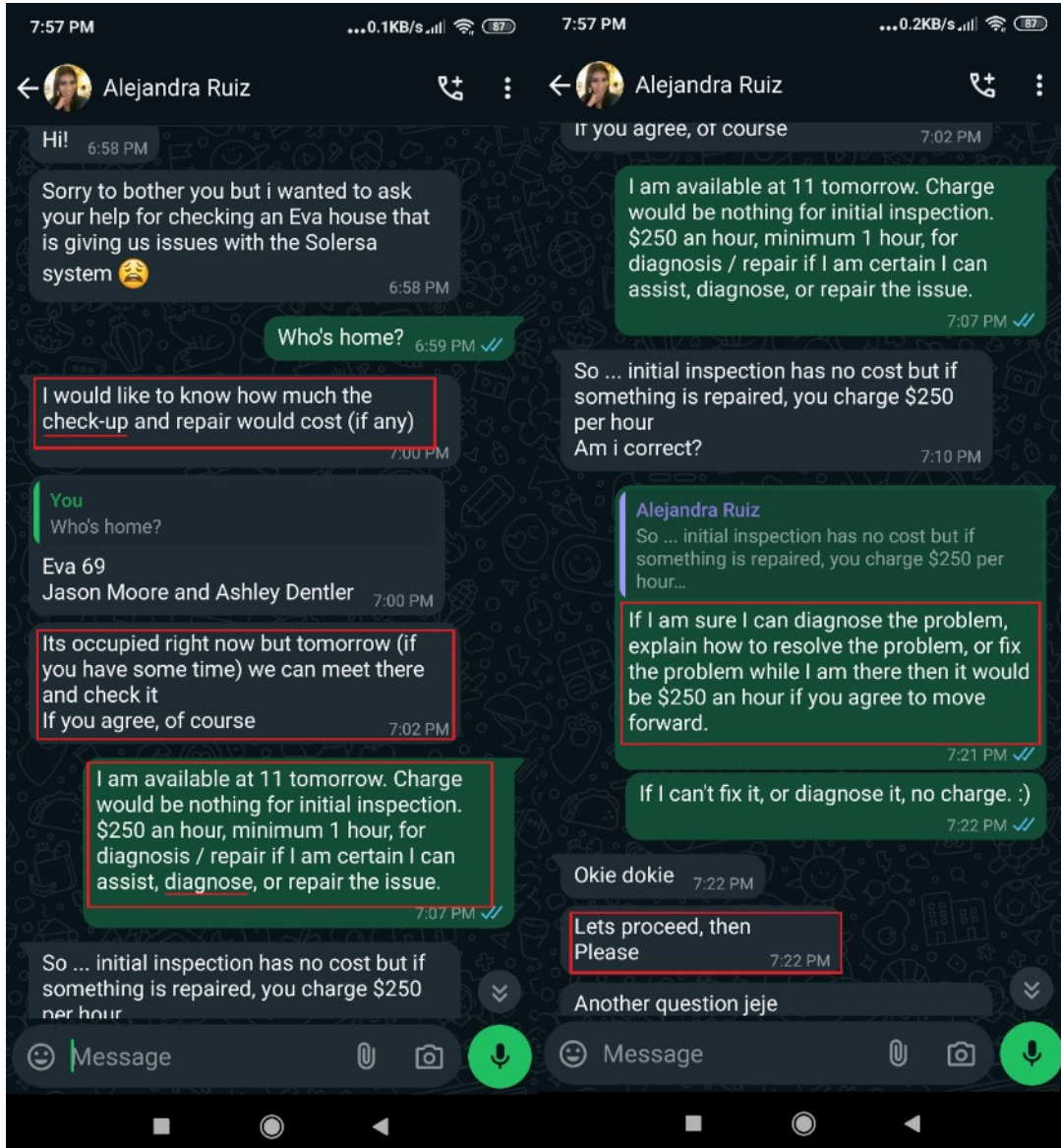
## **OUTSTANDING AMOUNTS OWED FOR WORK COMPLETED FOR GRAN PACIFICA**

As another note, my paperwork on EVA 69 provided to Gran Pacifica as a contractor was for "diagnosis". Was not to outline all the oversights, problems, safety concerns, and points of contention that have now continued to plague other homes. I was graceful enough to add major safety issues free of charge, so ECI and Gran Pacifica were made aware the installed systems were potentially hazardous, and wired incorrectly as a public safety notice. I have left the information to GRAN PACIFICA (GP) for the last several months in the hopes GP would use corrective measures. The report contained some obvious oversights, but is not a comprehensive "this is what is needed in this environment for proper safe running" report. It met the contract obligations "Can you check why EVA 69 is giving us issues" report. I see on the new systems they are all rated for outdoor use, ironically included in my report to GP several months ago. I have however noted problems with even Peters latest system as well wiring deficiencies / issues in Bella / EVA.

Alejandra agreement for work to diagnose or correct the issue. Diagnosis was provided for a fee, and where they were deficient, no physical alterations were done, and the main safety / hazards of system installed incorrect was provided free of charge.

In regards to the work provided to Gran Pacifica about the potentially hazardous solar systems. This does however explain why the systems went from underpowered 4000 watt IP20 systems, to me issuing warning of this, to 8000 watt IP20 systems being installed, to me warning about IP20 being an issue, and now Huawei IP66 systems being installed which are high wattage, IP66 devices which are more suited for the environment.

(complete technical report available for review with consult fees)



## OUTSTANDING INVOICES (FULL INVOICES FOR REVIEW)

Item	Quantity	Rate	Amount
Debug, Setup and Consult of EVA #69 Solar System	14	\$250.00	\$3,500.00

Subtotal:	\$3,500.00
Discount (30%):	\$1,050.00
Tax (10%):	\$245.00
<b>Total:</b>	<b>\$2,695.00</b>

\*Late payment subject to 25% per annum interest fee.

Item	Quantity	Rate	Amount
Diagnose Solar System Fault and restore home power	1	\$250.00	\$250.00

Subtotal:	\$250.00
Tax (10%):	\$25.00
<b>Total:</b>	<b>\$275.00</b>

\*Late payment subject to 25% per annum interest fee.

## Notice of payment requirement - Past Due - 08-03-2024 - Available for review

 Mark Lepore

To: Valeria Espinoza; Mike Cobb

Fri 2024-03-08 6:14 PM

 Invoice # 16\_GP\_Bella11.pdf  
25 KB

Hello, and good day to you both.

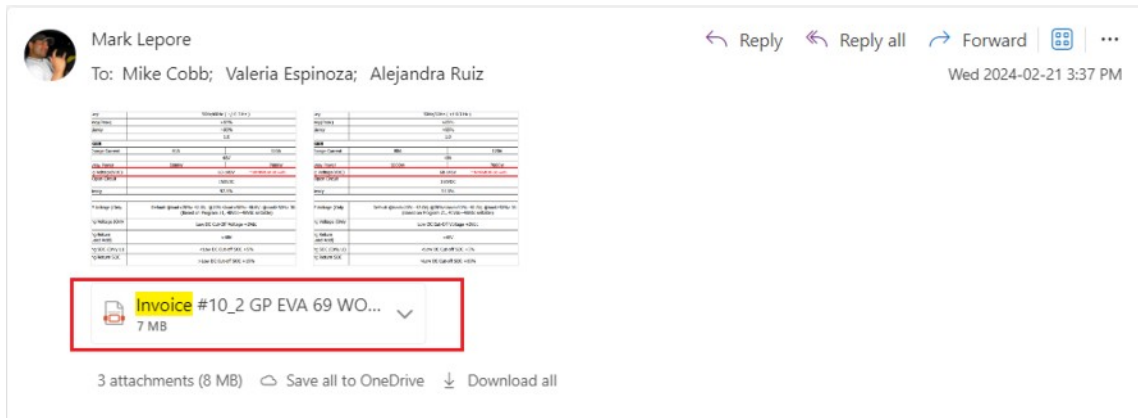
I am not sure if Nathan contacted you Valeria. Last weekend Nathan, owner of Bella 11, had a rental come in and the power was off on the house. It was around 10pm, when I was contacted and the people were moved into the home. Nobody was available to fix the electrical. I contacted Alejandra, she tried to contact others, with no success so asked me to fix the issue.

I didn't see any outstanding problems, except that the solar system was overloaded. A possible sign that there is too much on the system. In any case, it should be examined further. I reset the system and it seemed to work fine, but the cause of the overload trip is yet to be determined.

Attached is my **invoice**.

Best regards,  
Mark

Second notice of payment required - Past due- 21-02-2024 - Available for review



Current outstanding amount owed for work completed. - \$3031.87

## INSTALLATION OF NEW SOLAR SYSTEM

Due to the nature of the repeated technical deficiencies of the systems provided, as what was discussed with Mike and Moises during the initial walk through, again, I still HIGHLY suggest having a technical engineer oversee a proper installation before replicating more of these installations. Currently, I have witnessed at least 3 different systems being installed (not including several failed systems in Millagro Verde with concerns) all with engineering oversights. Each correcting one minor issue from the other, but all deficient in their own way.

Due to this, I am not confident in the capabilities of GP installing, verifying, or sourcing a properly functioning system, and will be requesting monetary damages for the self repair of my home.

Making matters again worse, it appears what was installed are proprietary components, meaning, in order to get installed components working, they must be connected to a compatible solar inverter that talks to the installed items such as the battery bank. This means it must be a GROWATT inverter, and surprise, GROWATT does not make an environmentally suitable 240 / 120 volt solar inverter for these applications. Also, the batteries also have liabilities concerning the installed environment. Because of this the system as a whole was designed wrong, is faulty, dangerous, a safety liability and needs to be changed completely. Is this why GP recommended replacement intervals changed to 5 years when lithium batteries installed in the correct environment are warranted for 10 years when engineered properly? Please explain the reasoning for the 5 year recommended replacement interval when they are rated for 10 + years, with warranty.

In any case, replacing the system as a whole to a proper unit, as described in the promotional material "Fully Off Grid", I have done a proper technical overview of what is needed, power usage of home, etc. Which would be provided if payment for technical oversights are made.

**TAKEN FROM GRAN PACIFICA WEBSITE (FULL PAGE SCREENSHOT BELOW)**

### **Features Include:**

- A common Area with a pool and fire lounge
- multiple world-class surf beaches nearby
  - Ocean and river fishing
  - Fully off-grid tiny homes
  - rooftop gardens

### **BEST QUOTE FOR PROPER SYSTEM**

Local Solar using Huawei Components - \$24,207.55

Personal oversight for proper installation - \$2433.33

Re wiring of existing system to suit new parts - \$898.46

## PROOF OF PERSONAL ENGINEERING EXPERIENCE

Google search results for "lox mark lepore nasa".

Search results from NASA (.gov):

- Coil-On-Plug Ignition for LOX/Methane Liquid Rocket ...**  
by JC Melcher · 2017 — A coil-on-plug ignition system has been developed and tested for Liquid Oxygen (LOX) / liquid methane rocket engines operating in thermal vacuum conditions.  
15 pages
- Coil-On-Plug Ignition for Oxygen/Methane Liquid Rocket ...**  
by JC Melcher · 2017 · Cited by 5 — As part of ongoing LOX/LCH4 propulsion systems development since PCAD, NASA Marshall Space Flight ... **Mark Lepore**
- Characterization of a Pressure-Fed Liquid Oxygen/ ...**  
by MJ Atwell · 2017 · Cited by 3 — A liquid oxygen (LOX)/liquid methane (LCH4) Reaction Control System (RCS) was tested at NASA Glenn Research Center's Plum Brook Station in ...
- Pioneering the Space Frontier:**  
To help answer that question, we make craft and instruments for traveling billions of miles in space and seeing as far as 15 billion years back in time.  
134 pages

**ONE OF SEVERAL ACTUAL TECHNICAL WHITE PAPERS DIRECTLY FROM NASA WEBSITE, WITH CITATION OF MY ENGINEERING CONTRIBUTIONS**

[ntrs.nasa.gov/api/citations/20170004966/downloads/20170004966.pdf](https://ntrs.nasa.gov/api/citations/20170004966/downloads/20170004966.pdf)

Ignition Controller | fax | UESP:Skyrim Map | Eskyrim: Lingerie | YouTube Downlo | mark lepore | 1/1

7 / 15 | 100% | [ ] [ ]

Component-test, Sea-level (CryoCart at JSC)	163	1	10	0
Component-test, Vacuum 0.02 - 50 torr (CryoCart + Vac pipe at JSC)	12	0	9	0
Integrated Vehicle Test, Sea-level (at JSC)	~62 (TBR)	0	9	2
Integrated Vehicle test, vacuum ~30 torr (at PB-B2)	~959	0	18	1
Integrated Vehicle Test, Thermal-Vacuum, ~6 torr (at PB-B2)	2	1	Not tested	Not tested

**Acknowledgements** **JSC = Johnson Space Center**

The coil-on-plug development and JSC testing was funding by the JSC Engineering Directorate, Propulsion and Power Division, Edgar Castro, Chief. ICPTA vehicle development was funded by the JSC Engineering Directorate, Laurie Hansen, Director. Plum Brook Hot-Fire facility testing was funded by the NASA Rocket Propulsion Test Management Board, Roger Simpson, Chair, and Glenn Research Center Plum Brook Propulsion Test Facility, Gerald Hill, Lead. Additional travel funding for hot-fire testing at Plum Brook was funded by Science Technology Mission Directorate, Advanced Exploration Systems, XXX (head of AES), and John Olansen at JSC.

Mark Lepore of [redacted] provided vendor engineering design support for the coil technology development and testing.

Propulsion Engineering at JSC was also provided by Patrick McManamen, Mark Villemarette, Jacob Collins, Brian Banker, John Applewhite, Marty Mclean, and Josh Sooknanon. Additional University of El Paso students Daniela Aguilar, Mariano Mercado, Mariana Chaidez, and Pedro Nunez provided test support at JSC and Plum Brook.

Testing at Plum Brook Testing was conducted by Hal Weaver, Brian Jones, John Zang, Nic Connelly, Chris Maloney, Wes Sallee, Brad Weisenberger, Jeremiah Folds, Sage Amato, and countless technicians and engineering staff. Additional test engineering support was provided by Ben Stiegemeier of NASA Glenn Research Center and Andrew Guymon of NASA Stennis Space Center.

Integrated ICTPA vehicle testing at JSC was conducted with the efforts of James Rice, Ian Young, Jennifer Devolites, Steve Daniel, Jessie Zapata, Fred Shetz, Robert Hirsch, Ronnie Gambrel, Kent Dekome, and the hard

**ECI / GRAN PACIFICA WARRANTY FOR ONE YEAR, FIRE IN AUGUST 2024**



**ENTREGA FINAL  
CASA Modelo Macaw Lote 07**

GRAN PACIFICA RESORT S.A., hace ENTREGA FINAL y garantiza al CLIENTE Sr. Mark Lepore, CASA Modelo Macaw Lote 07 en Eco Village Asuchillo, que se ubica en Gran Pacifica Resort con dirección Km 49 Carretera a Masachapa, 11 km al Oeste Playa San Diego, Villa el Carmen, Departamento de Managua; con los siguientes ambientes: Terraza sin techo en acceso, Sala/Comedor, Cocina, Cuarto de lavado, Dormitorio Principal, Baño Principal, Bodega, Lavandería, Habitación invitados, Baño de invitados y terraza planta alta.

Se extiende la presente GARANTÍA por vicios ocultos de construcción bajo los siguientes términos por un plazo de 12 meses O un (1) año:

- 1.- Calidad de los trabajos ejecutados mano de obra, reparaciones mayores y menores en las obras grises, reparación de techos.
- 2.- Vicios ocultos en la construcción, trabajos defectuosos y/o negligente.

La presente garantía no cubre los daños sufridos en el inmueble por uso impropio del mismo, maltratos, modificaciones realizadas por el cliente o por terceros incluyendo arborización y paisajismo, por deterioros causados por animales, y cualquier deterioro o desgaste que sufra el inmueble por uso cotidiano, o por daño causado de manera directa por los habitantes del inmueble o terceras personas, ni cualquier otro daño que no provengan directamente de defecto en la mano de obra y materiales utilizado en la construcción e instalaciones del inmueble aquí garantizado, ni en los casos fortuitos ni de fuerza mayor. Se recomienda reducir al máximo el exceso de humedad cercano a las fundaciones y drenar agua de riego y de lluvia en dirección opuesta a la vivienda.

GRAN PACIFICA RESORT S.A. no acepta obligación ni responsabilidad para la Compañía en relación con el inmueble fuera de lo que se refiere este documento, y el anexo A que describe los ítems entregados.

Adicionalmente, a esta fecha se encuentra pendiente de acreditar el último pago del 10% del valor de la propiedad más ordenes de cambio de construcción, para un total equivalente a **US\$ 15,613.50.** a la cuenta de Gran Pacifica Resort. Nos estaremos comunicando con el propietario para confirmar la recepción de los fondos o solicitar ayuda para recibirlos en caso de que los fondos no sean acreditados a nuestra cuenta dentro de los próximos 10 días.

En fe de lo cual firmamos en Gran Pacifica Resort, departamento de Managua, el día 22 de septiembre del 2023.

**WARRANTY STILL VALID**

Mark Lepore

Cliente

*Thelma Vanegas*  
Arq. Thelma Vanegas

*Ing. Malsés Hernández*  
Ing. Malsés Hernández

2024/8/27 17:24

Gran Pacifica Resort

GRAN PACIFICA INSTALLED SYSTEM - IMAGE 1 OF INVERTER / FIRE

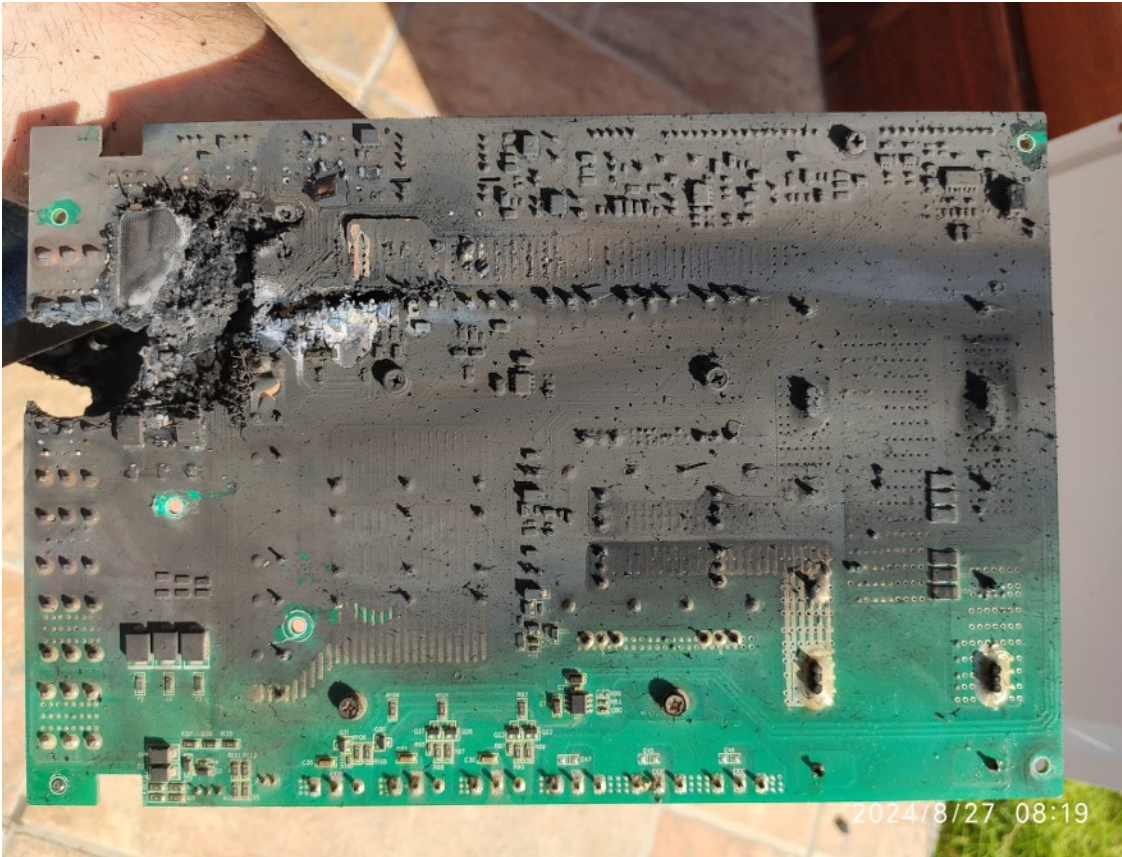


IMAGE 2 OF INVERTER / FIRE



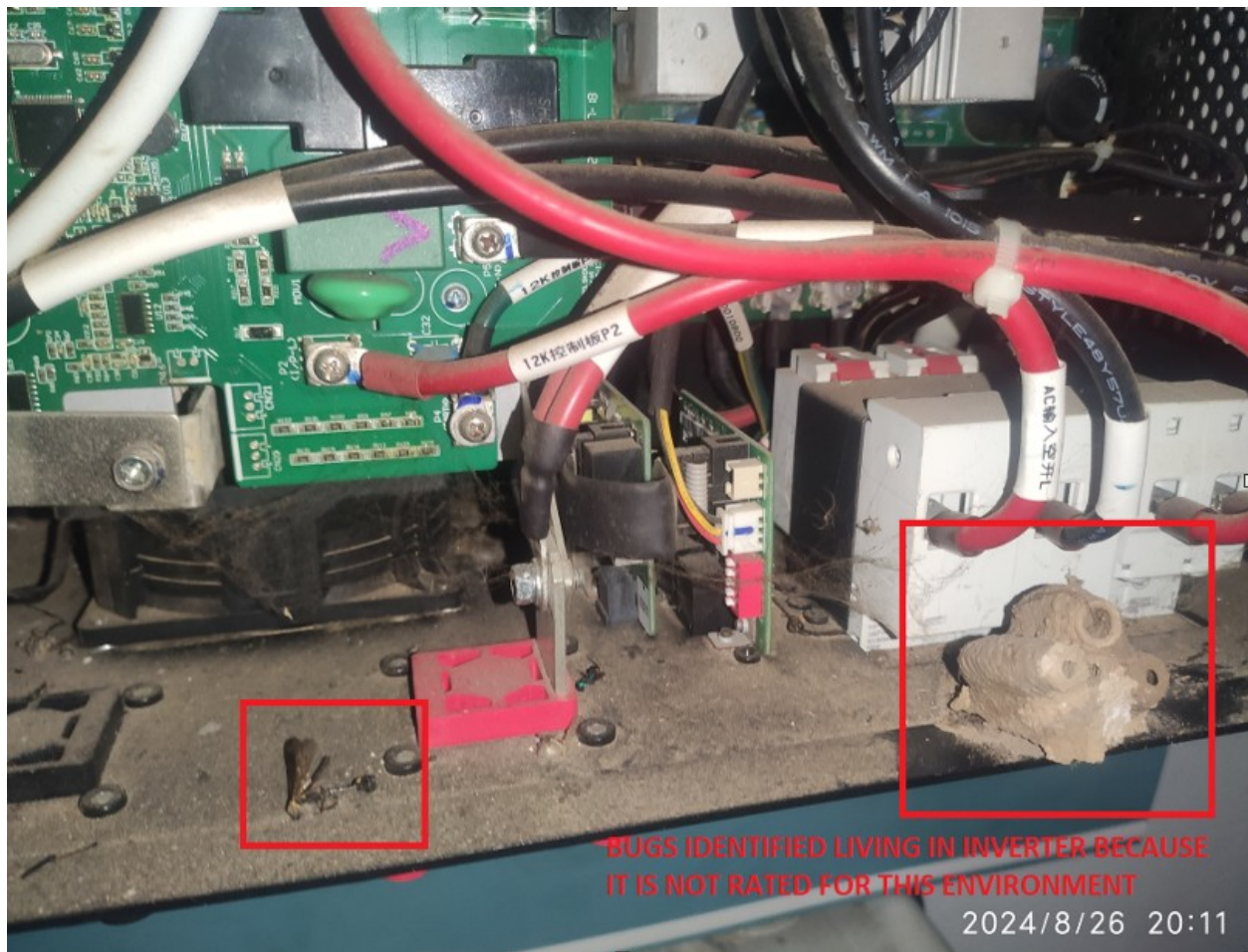
**IMAGE 3 OF INVERTER / FIRE CAUSE. DIRT DEBRIS AND BUGS**

**IMPROPER OPERATIONAL ENVIRONMENT AS IP20 – no bugs – no dirt – no water**

**IP20 Designed for indoor use (IP20) and the place of installation**

**MUST satisfy the following criteria:**

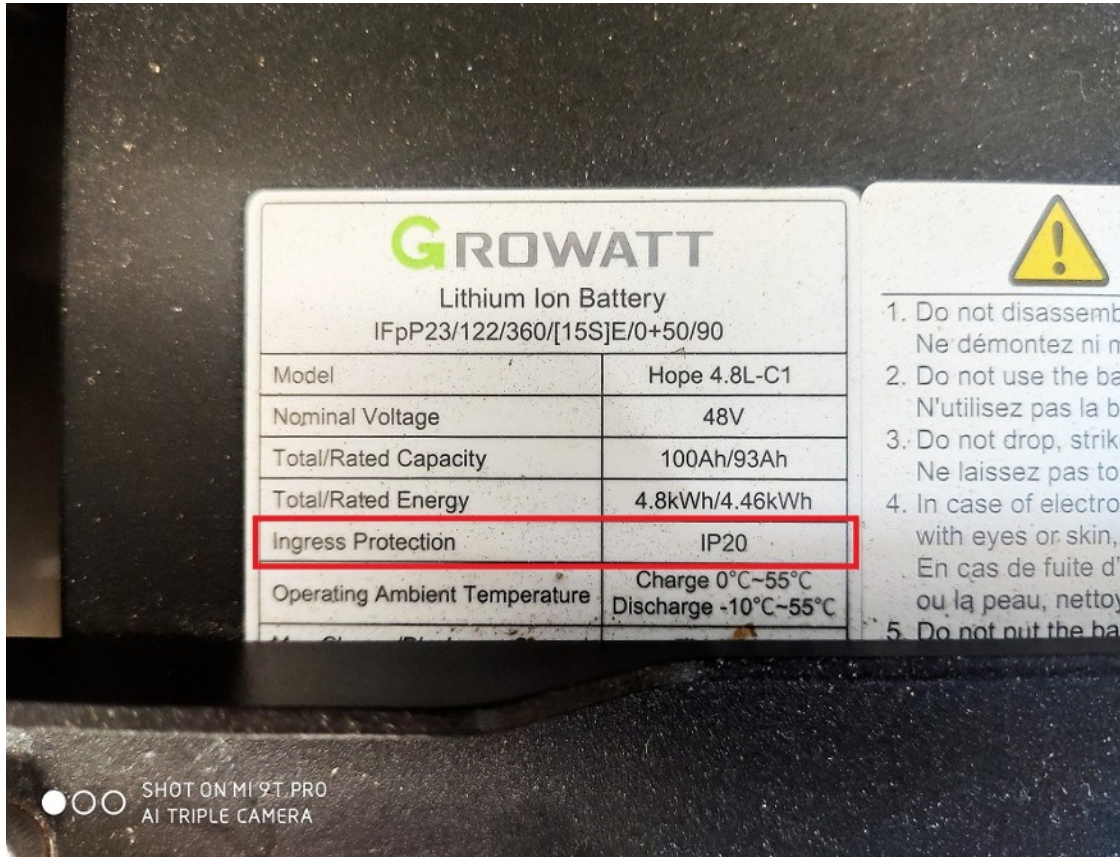
- Protected from any unauthorised person.
- Protected from water and dust and in a place with no condensation.
- It must not be situated directly above the battery or in a cabinet with it.



- No easily inflammable material should be placed directly underneath or close to the Xtender.
- Ventilation apertures must always remain clear and be at least 20cm from any obstacle that may affect the ventilation of the equipment
- In mobile applications, it is important to select an installation site that ensures as low a vibration level as possible.
- **According to the IEC/EN 62109-1 norm, the level of pollution at the mounting place should not exceed PD2 (second-degree environment), which means that there can be pollution as long as it is not electrically conductive.**

**ON THIS THERE IS INFORMATION IN THE REPORT ABOUT ENVIRONMENTAL CONCERNS\***





**WARNINGS ISSUED AS NOTED CRITICAL FLAWS, IN PROVIDED REPORT TO GP**

My report delivered to GP before fires, on improper installed electronics which are safety concerns is below, and was delivered to Gran Pacifica / ECI on 02-05-2024 full report delivered the next day.

Mark Lepore      Reply   Reply all   Forward   ...  
To: Mike Cobb; Valeria Espinoza      Mon 2024-02-05 9:43 PM

Hey guys... I am going to re forward my findings with the solar systems tomorrow. Val, I forwarded a conversation I had with with Alejandra with some points you should be aware of, and you should speak with Solaris about them. One,

**!!!IMPORTANT NOTES - CRITICAL FLAWS IN SOLAR SYSTEM DESIGN!!**

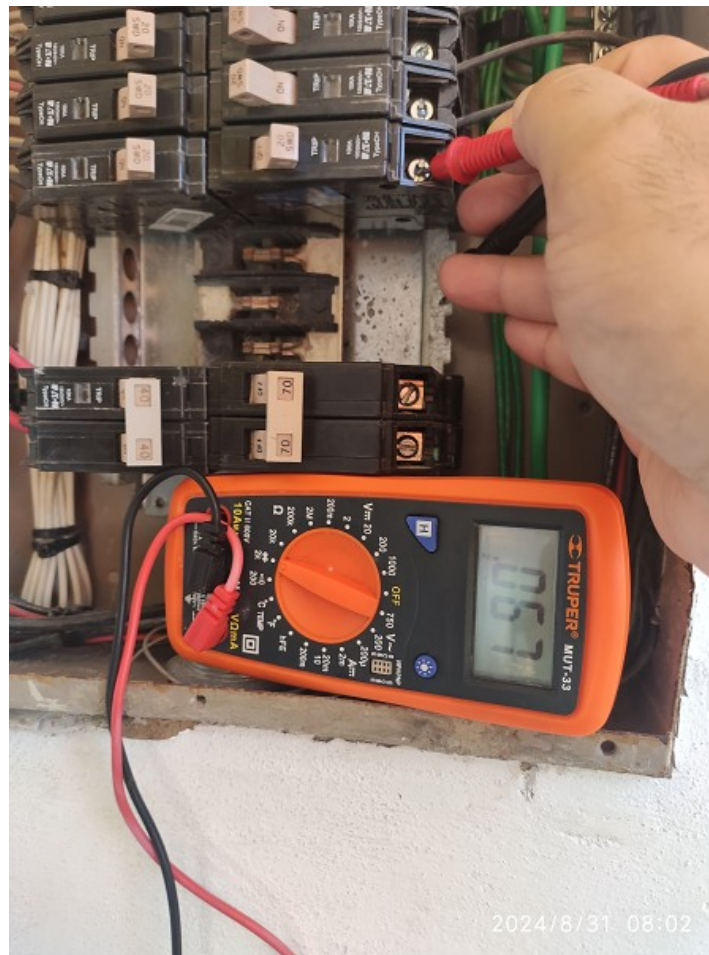
**ISSUE #1**

Solar equipment is rated for IP20, rated for indoor use only. IP20 is incorrect for semi open spaces that may see large dirt particles, bugs, and possible water splashes. IP44 is the minimum standard which is required for bugs or dirt at 1mm size or larger, as well as water splashes. IP ratings are standardized across the world. Typically a request to the manufacturer to deliver products with the appropriate IP rating is required depending on installation space.

### ANCILLARY DAMAGE \* -

The fire / overload damaged the solar system because it was rated incorrectly, and installed inadequately, but it appears there is a short circuit in the lower level of the house which the on fire inverter caused. This requires diagnosis and re wiring lower floor. As these initial homes were not made to run wires traditionally, the re wiring process will be tedious, cumbersome and will need oversight. Just grateful I caught it before more damage. That said, this takes this situation from bad, to worse, as this system is now a concern for safety, as well as the home. Also, the wiring for the solar needs to be completely replaced before re installation of another system.

**IMAGE SHOWS SHORT CIRCUIT TO HOUSE GROUND 67ohms DUE TO FIRE**



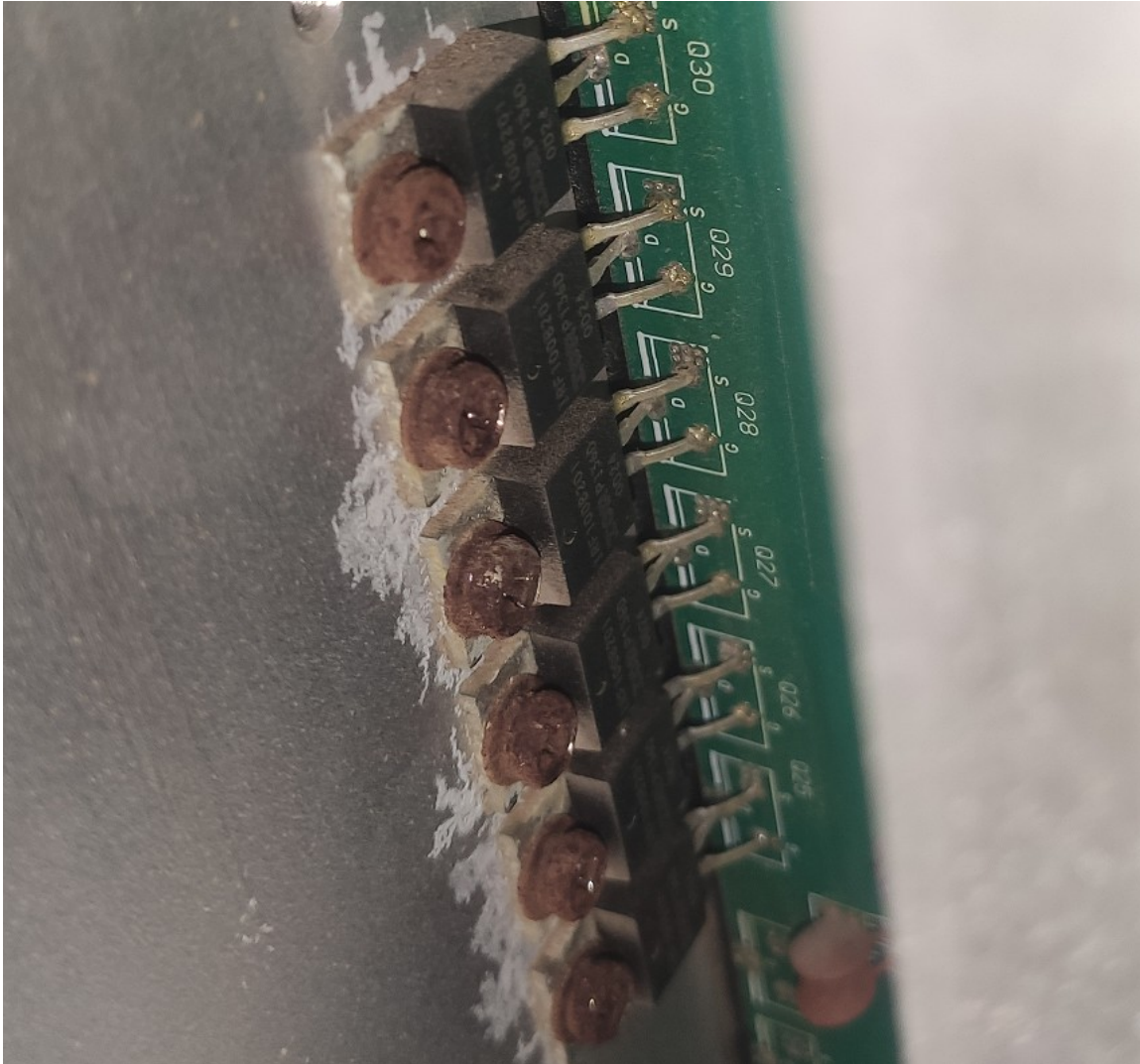
### BEST QUOTE FOR PROPER REPAIR

Competant electrical contractor with my oversight - \$4,207.55 ?????

Materials to re wire existing home - \$998.46

## RUST / OXIDO ON ELECTRONICS AND OTHER COMPONENTS DUE TO IMPROPER RATING

### Internal Electronics



## RUST / OXIDO ON INVERTER IMAGE 2

External components after one year



Whoever made the call on installing these made the improper call, and continue to do so. It is clear however that this now requires correction from a safety, and a usability standpoint. This can be cooperated by Robert in EVA 69 who I found out as of 9/9/2024, has hired a separate professional to advise him on the installed system in his EVA, **which was changed several times by GP, including adding an additional battery (4 batteries)** to meet proper safety standards and proper run time. **The new components installed are proper rated IP66 outdoor devices, but again, have glaring oversights.**

9:54 AM

...0.1KB/s



EVA Owners Chat

Robert Eva 42 is typing...



9:37 AM



Robert Eva 42 Diaz

I have a Huawei set up at my house. I haven't been there in a while so don't know the condition. I'll be there in Nov. I rarely check this chat.

9:38 AM

Im pretty sure it's Huawei. I'm not sure if that's good or bad

9:39 AM

Robert Eva 42 Diaz

I have a Huawei set up at my house. I haven't been there in a while so don't know the condition. I'll be there in Nov. I rarely check this...

Robert, if I remember right, they changed and updated your setup like 3 or 4 times correct?

9:43 AM ✓✓



Robert Eva 42 Diaz

You

Robert, if I remember right, they changed and updated your setup like 3 or 4 times correct?

That's right. It was a real battle. I was communicating with Cobb directly because I was so frustrated with GP in Nica.

9:46 AM

I think we changed it out four times

9:47 AM

I hired a solar specialist to help me. The initial design/engineering was not

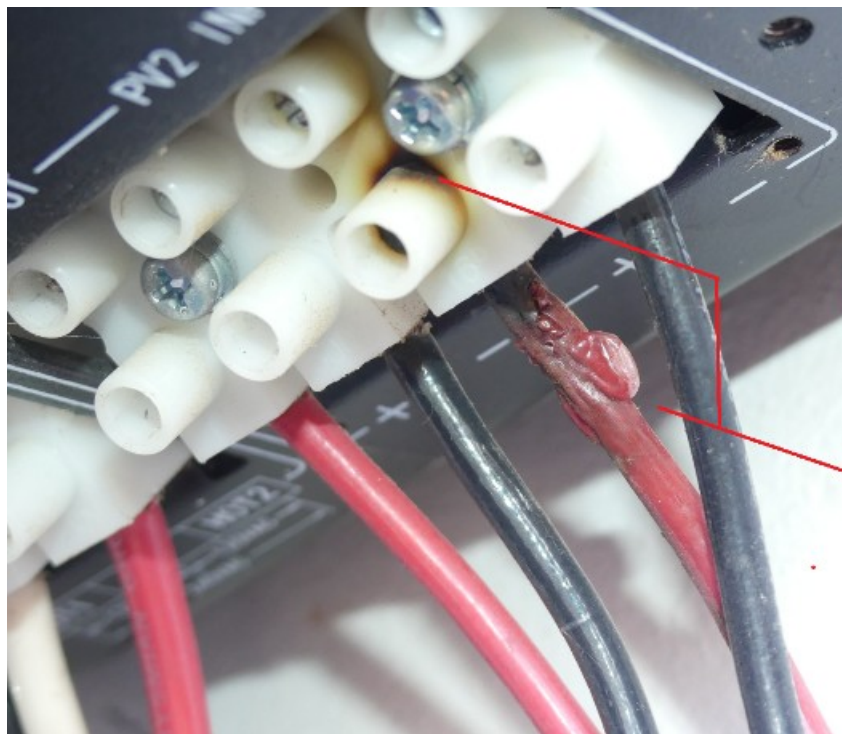


Message



I am going to re preface this. Qualified Engineers have 5 years of high level education, and at least 10 years experience to be certified. Nobody can crash course an engineering degree here. AGAIN, as stated even as I did a walk through, to re iterate again, as an engineer, a home owner, and as an investor, GP SHOULD WITH HASTE hire a qualified professional to qualify these homes before providing them to the public.

**ELECTRICAL PROTECTIONS MISSING (DANGEROUS), MELTING WIRES AND TERMINAL BLOCK ALMOST SET ON FIRE DUE TO INCORRECT AND OTHER DANGEROUS OVERSIGHTS \***



**PRIVATE CONTRACT TO CORRECT ISSUES**

Materials and replacment of incorrect wire issues and modify / add standard electronic safeties - \$2823.54 ???

Oversight of proper engineering to ensure proper installation -\$2335.22

Also, there is evidence of fire from another home owner, and failure in the same area as EVA #7. EVA 55 had clear problems with his system that Gran Pacifica was aware of, and Gran Pacifica did not act. As outlined below, along with mine, and others I have heard from by Alejandra about Solaris not honoring warranty because of bug intrusion, these systems were incorrectly installed as to not deliver power properly, and safely, and which would cause problems and verified by a second, and third engineering sources (Bismark / **Roberts technician, waiting for papers from Robert**).

possible failure of solar systems Asuchillo EVA

MK

Meinolf Klemens <Meinolf.Klemens@protonmail.com>

← ↶ ↷ → 🗃️ ⋮

To: moises.hernandez; Thelma Vanegas

Fri 2023-08-25 7:30 AM

Cc: Mike Cobb ECI; Mike Cobb ECI; Valeria.Espinoza@ecidevelopment.com; +1 other

Good Morning Thelma, Moises and ECI Development Management,

I am writing this email at 1 am in the morning, as I do not know whether I will have solar **battery** energy when I eventually get **up** today (now at 1 am my **battery** system at EVA 55 is down to 35%, all air-conditions have been off since early morning 24<sup>th</sup> of August).

Today is Friday the 25<sup>th</sup> of August 2023. It is only the second day of rain and complete cloud cover here over Gran Pacifica.

The sun may or may not be able to recharge our solar system **batteries**.

There has not been any solar charge of the solar system **batteries** now since Thursday morning the 24<sup>th</sup> of August. As far as I am aware, all solar systems are running low on **battery** power or have already shut down. I must assume that EVA 3 already shut down and we need to inspect the reason why this happened later today. I live in EVA 55 and by **battery** power yesterday morning was at 55% and during the day fell down to 47% **battery** charge. There was nearly zero charge of the **batteries** during the day. Other neighbours also had no **battery** charge because of lack of UV Solar Energy.

I expect more systems to fail today depending on the weather.

The EVA solar systems are undersized and show other installation deficiencies. There are no **backup** systems. Solar systems are not reliable energy systems and need to be connected to a **backup** system, either grid connection or generators.

Please kindly help the residents of Asuchillo EVA to be able to run their houses. You know that living in these tiny houses without air-conditioning is not possible for most people as these houses do not provide for natural air-flow. We also cannot afford to lose the food that is stored in our fridges, which will happen once the systems shut down. Without electricity we cannot run our **internet** systems, that is important for some residents as they depend on online businesses.

Please kindly look into this issue and notify the owners and residents of Asuchillo EVA about measures that will be taken by ECI Development to help resolve this problem.

Most residents and some other owners of EVA houses are on BCC.

Kind Regards,  
Meinolf Klemens

Meinolf Klemens

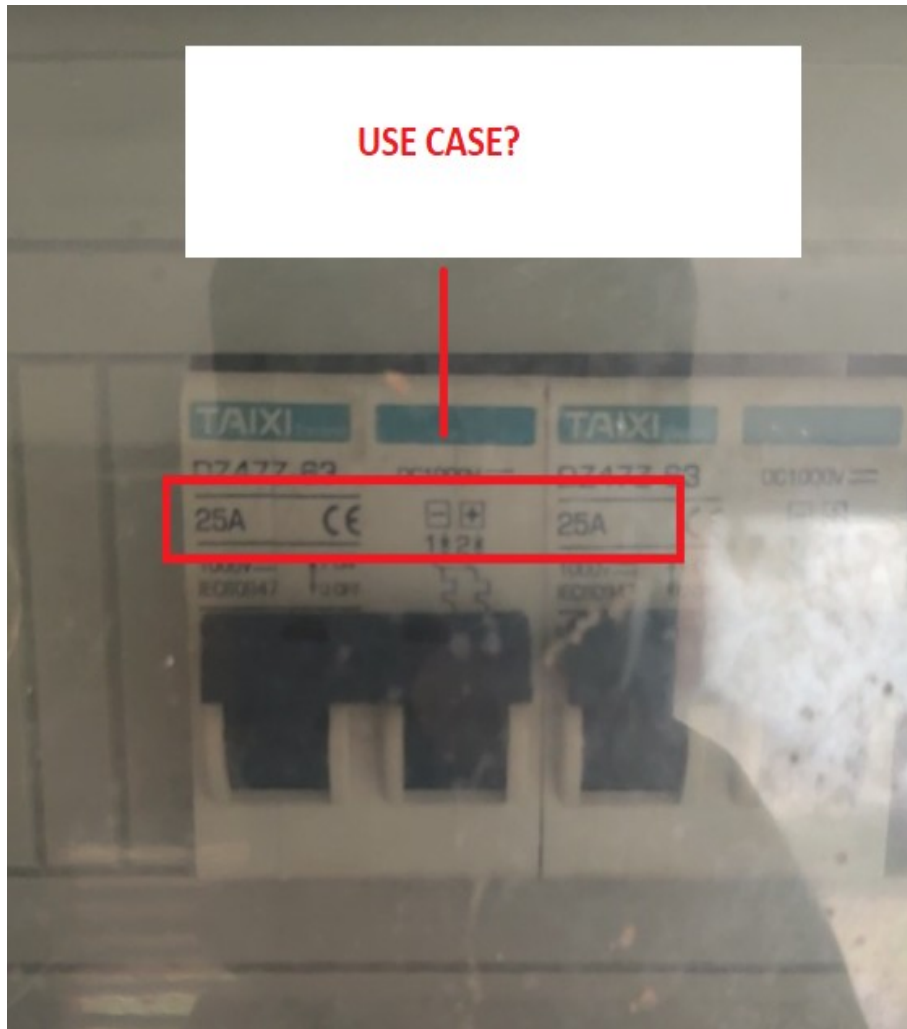
Direccion (Address):

Gran Pacifica, Km 49 Carretera hacia Masachapa 11 Km al Oeste, Carretera a Gran Pacifica, Villa El Carmen, Managua, Nicaragua

postal code: 16500

As noted other improper installation practices shown in the image below.

**SAFETIES REQUIRE CORRECTION \***



**PRIVATE CONTRACT OF ADDITIONAL AND PROPER JUNCTION BOX**

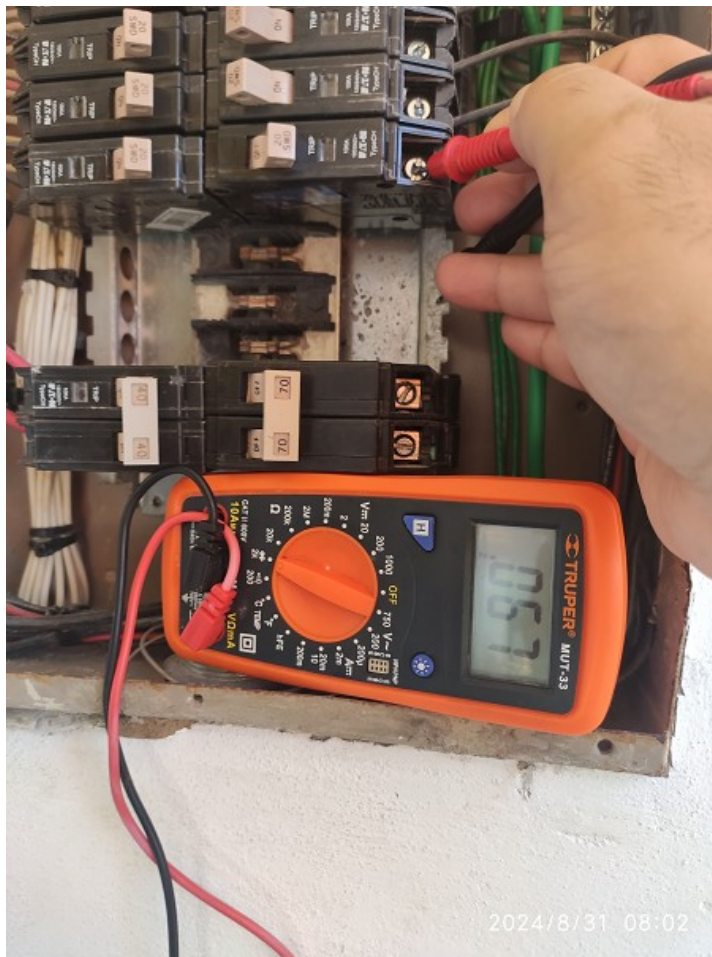
Work required - \$2734.44 ??????

Materials required - \$353.32

Technical Oversight - \$1454.33

It is concerning Gran Pacifica was aware of these issues months ahead of time and has done essentially nothing. These issues are dangerous and require attention. These issues left me stranded without a usable house, I slept 4 nights during the surfer competition in my car, and another 3 nights in Mumbo Tumbo, before finding a home not normally rented and there was no response from Gran Pacifica.

**CORRECTION OF OTHER SAFETY ELECTRICAL LIABILITIES NOT ASSOCIATED WITH SOLAR OR SOLAR FAILURE WHICH ARE A FIRE HAZARD SHOWN IN THE IMAGE \***




Private contract for work - \$359.32 ?????

Technical oversight - \$643.34

Materials Required - \$152.33

POWER SYSTEM OVERSIGHTS TO BE CORRECTED WITH NEW SOLAR SYSTEM AND APPROPRIATE WIRING. AIR CONDITIONING OVERSIGHTS TO BE ADDRESSED AS WELL.\* TECHNICAL INFORMATION AVAILABLE

SPLIT TYPE AIR CONDITIONER	
INDOOR MODEL	MSABB-12CRFN1-MT0W
OUTDOOR MODEL	MOX130-12CFN1-MT0W
POWER SOURCE	208/230V~ 60Hz, 1Ph
DESIGN PRESSURE	Hi 550 PSIG/3.79MPa
	Lo 340 PSIG/2.34MPa
REFRIGERANT	R410A/22.92oz (0.65kg)
The Rated Input Current of The Power Conversion Equipment	
INDOOR/OUTDOOR 208V / 230V	2.0A/7.0A
INDOOR/OUTDOOR MINIMUM CIRCUIT AMPACITY	3.0A/9.0A
INDOOR/OUTDOOR MAX.FUSE	15.0A/15.0A
OUTDOOR UNIT RESISTANCE CLASS	IPX4
	Split Air Conditioner 45ZR MADE IN CHINA

PLEASE NOTE, GRAN PACIFICA ADDRESSED MANY OF THE CONCERNS WITH ROBERT DIAZ'S, EVA 42, SOLAR SYSTEM, BUT THE ENGINEER RECOMMENDED, AND GRAN PACIFICA PROVIDED ELECTRICAL GRID CONNECTION AS WELL AS AN ADDITIONAL BATTERY TO SUIT THE NEEDS OF THE HOME.

ADDITION OF GRID POWER AS SPECIFIED BY GRAN PACIFICA \$3500

FROM MY REPORT

!!!IMPORTANT NOTES - CRITICAL FLAWS IN SOLAR SYSTEM DESIGN!!

ISSUE #1

Solar equipment is rated for IP20, rated for indoor use only. IP20 is incorrect for semi open spaces that may see large dirt particles, bugs, and possible water splashes. IP44 is the minimum standard which is required for bugs or dirt at 1mm size or larger, as well as water splashes. IP ratings are standardized across the world. Typically a request to the manufacturer to deliver products with the appropriate IP rating is required depending on installation space.

Suggest Growatt MOD8000TL3-X or other suitable replacement for better ingress protection (IP66).

Highly suggest replacing IP20 equipment, with equipment IP44 or higher. If not, appropriate screens and protection should be provided for solar electronics.

IMPORTANT NOTE - This is only if Solaris is not honoring warranty if bug ingress is causing damage to the inverters. If they are not honoring warranty it will be better to void warranty and maintain a schedule for cleaning the units to avoid damage.

**FIRST SOLAR SETUP WHICH WAS IP20 AND NOT SUITABLE FOR THE ENVIRONMENT / POTENTIALLY HAZARDOUS\***



**SECOND SOLAR SYSTEM WHICH WAS STILL IP20 AND NOT SUITABLE FOR THIS ENVIRONMENT /  
POTENTIALLY HAZARDOUS\***



**THIRD SOLAR SETUP TO AN IP66 BATTERY AND INVERTER SUITABLE FOR THE ENVIRONMENT PROVIDED AFTER REPORT AS WELL AS BUG SCREENS ON DOORS INDICATING GRAN PACIFICA MADE AN ATTEMPT TO ADDRESS OUTSTANDING ISSUES WITH THE PREVIOUS INSTALLED SYSTEMS. LIKELY DUE TO NOW TWO OTHER PROFESSIONALS VALIDATING MY CONCERNS FOR THE USE CASE / ENVIRONMENT / INSTALLATION\* TECHNICAL INFORMATION AVAILABLE**





It is clear from all this GP was listening, but ignored initiative to qualify new system and update or repair all other potentially hazardous installations.

**VALERIAS RESPONSE TO MY CONCERNS ABOUT THE INSTALLATIONS. YET NOTHING DONE ACCORDING TO WHAT I SEE TO CORRECT POTENTIALLY HAZARDOUS SITUATIONS.**

Valeria Espinoza <Valeria.Espinoza@ecidevelopment.com>

← ↶ ↷ 🗺️ ⋮

To: You; Mike Cobb

Mon 2024-02-05 10:05 PM

thank you Mark,

I read your messages and responded today. We are creating a list of all issues to make sure they know of all the issues and their lack of responsibility in all of the cases.

We may need to start to implement testing of each panel to make sure they are properly connected and that they are not installing bad ones.

Your help is truly appreciated and yes, it's a lot to digest, but we need to learn from all the details and feedback provided by you, as we cannot trust them at this point, based on their lack of response to our claims in the last few weeks.

Regards,



**ECI**  
since 1996  
Inspired Lifestyles for Adventurous Souls

**Valeria Espinoza**  
VP of Real Estate Development  
Real Estate | Hospitality | Investments

✉ valeria.espinoza@ecidevelopment.com  
☎ +505-8100-3834 | +505-2254-7600  
🌐 www.ecidevelopment.com

This, unfortunately, leads into other issues and oversights system to system. Not only was I available to help fix and recommend the proper solar systems, and the power glitching grid issues within GP, but nobody has taken Roberts advise on the low water pressure who is a profesional hydralicist, or Terry, who is a power grid tech / engineer who worked in power generation plants in the USA.

EMAIL TO MIKE, PETER, VAL HOW TO HELP CORRECT ELECTRICAL ISSUES, PROACTIVE STANCE?

ECI **electrical**.



Mark Lepore

← Reply ↶ Reply all ↷ Forward 🗺️ ⋮

To: Mike Cobb; Peter Juergens; Valeria Espinoza

Wed 2024-01-10 5:04 PM

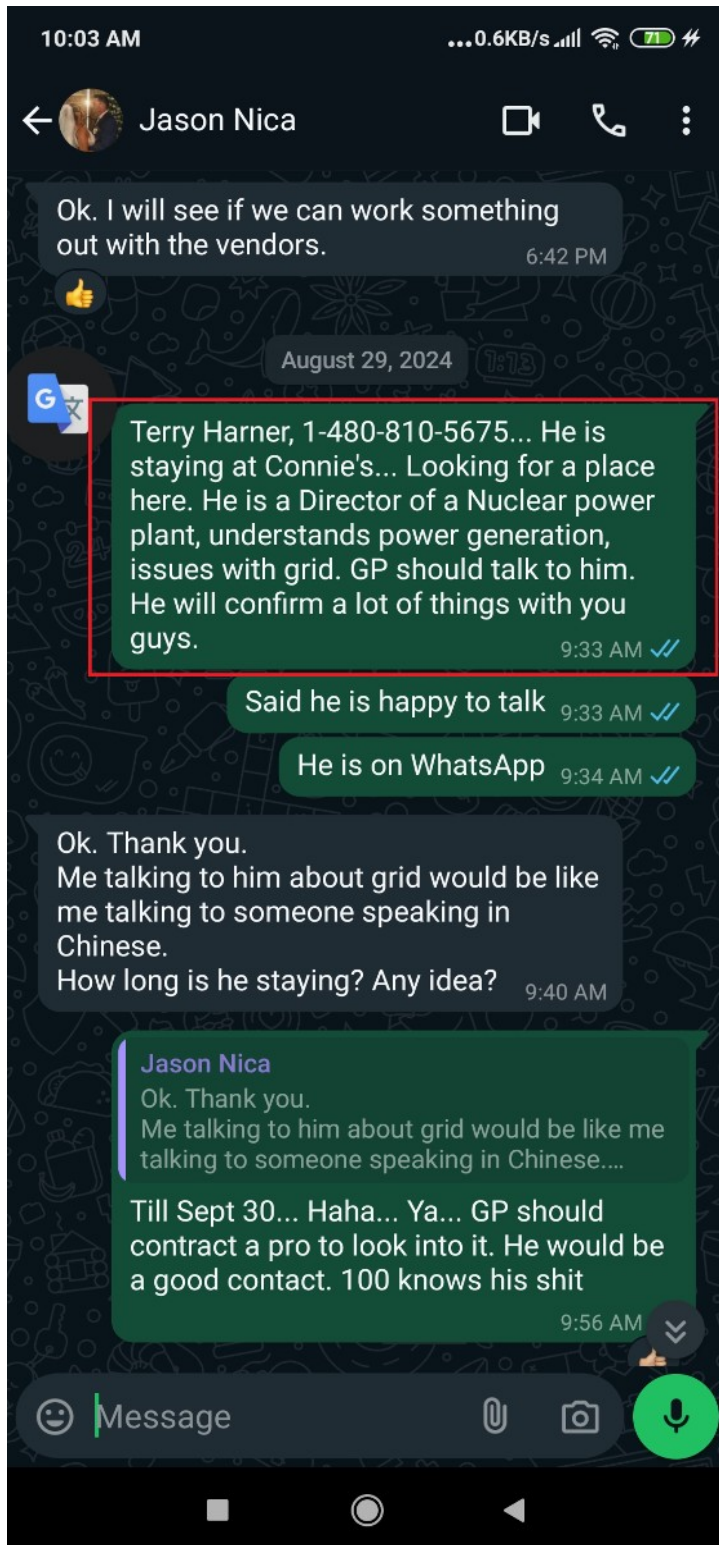
There is a lot to digest here in regards to the grid and **electrical**... so sorry for the long email.

That said, I have been thinking on our conversation and the **electrical** issues. I also spoke with Patrick to get some information from him and he noted that not all houses are 110, most are, but several are 220, but are wired unbalanced/improper. So you are aware Valeria, 110 is in the **electrical** outlets, but 220 is wired into the home and split before going to the outlets. Both condos are also 220. I have made a point to speak to Patrick about running 220V to his new homes, and that we need to start balancing loads as well as some steps we need to take to correct the **electrical** issues, so I believe he is going to take steps to fix it in his area... which is a positive. 😊

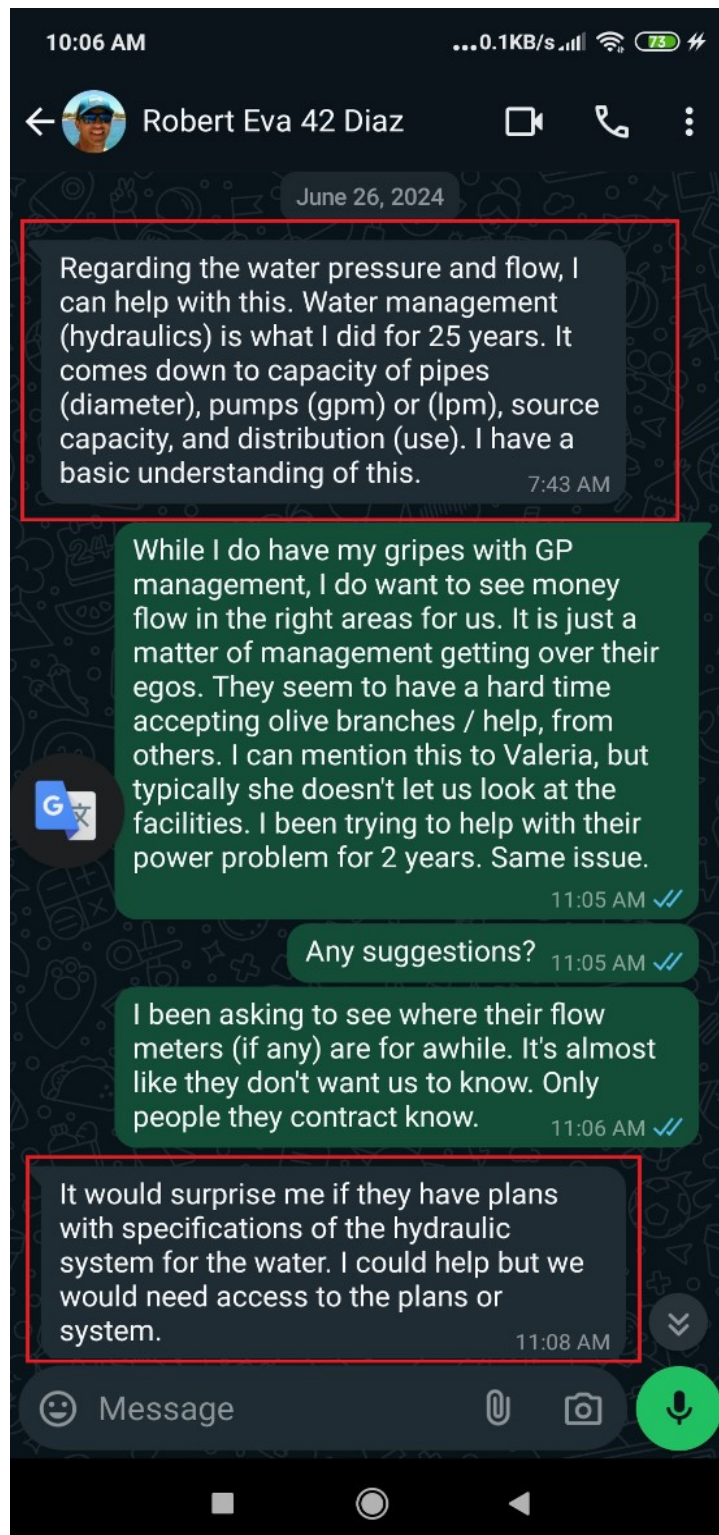
That said, I have been pondering the inrush current problem and the irony of the solar systems / homes being connected at the same time and have come to a couple conclusions. 1) is what we spoke about. When sun down comes, the grid is hit with a massive load and kicks in and out. 2) when sun up comes, we also have an issue at times with power cycling and this is what I forgot to talk to you about. When it is sun up, most inverters are programmed to start charging the batteries and this, I believe is the issue.

To understand, an average home will run with under 5000 watts RMS (RMS means constant load / flywheels running, not startup power). That said, we have an issue because charging batteries on the grid is a large problem and a huge hurdle even in north america with the push of modern EV's. The grids are not designed to take these types of loads. A single home can demand up to 16000 watts to charge the batteries from the grid. That said, a single partial "solar" home can demand enough electricity for 3 or 5 homes, as it needs the power to run the home, plus the power to charge the batteries.

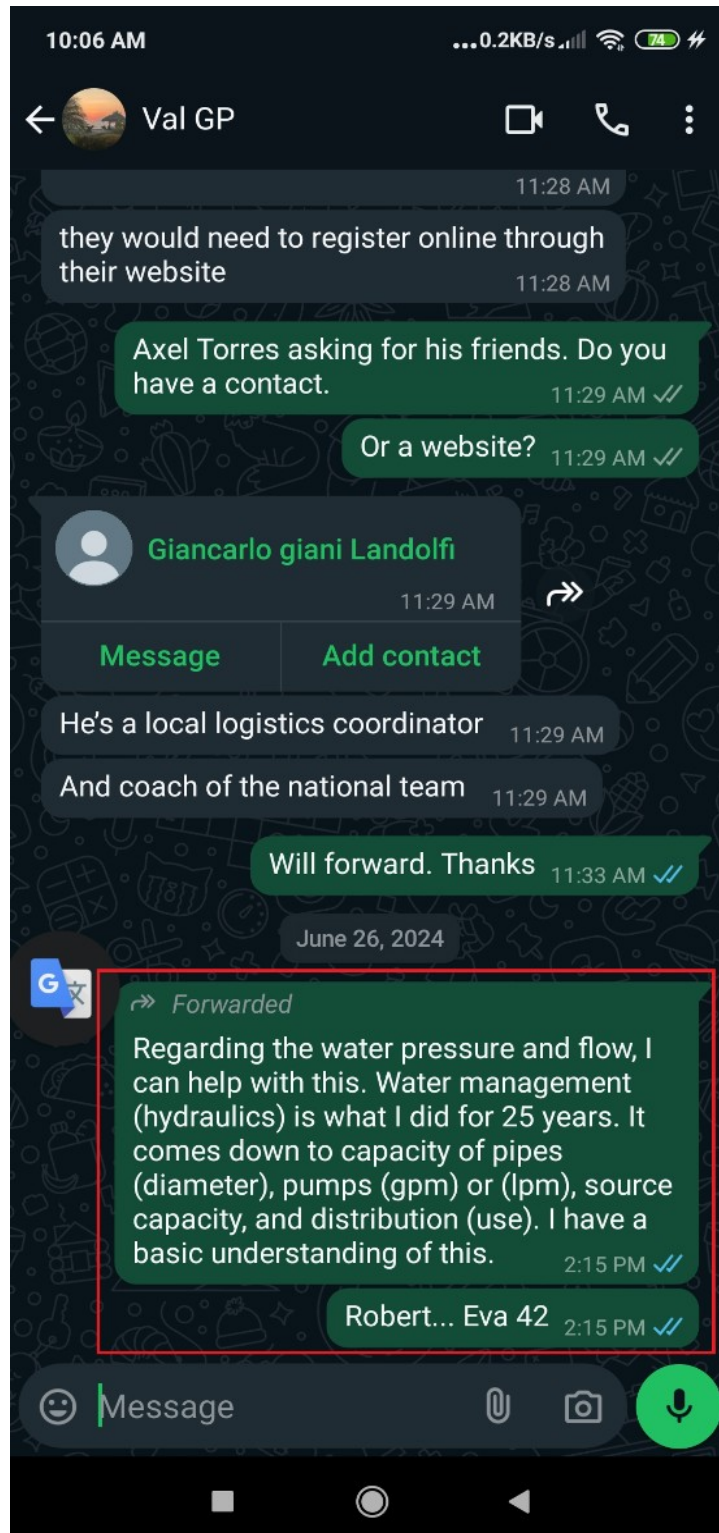
TO JASON



FROM ROBERT



TO VALERIA



In continuation, I hate to say this is the only point of contention I have, but unfortunately we are going to need to address other pressing, and outstanding problems because of the accumulation of oversights. In my paperwork, and what was promised, vs what was delivered at this point, there are too many outstanding issues accumulating which cannot be ignored any further.

The stairs are all cracking, and look to have been temporarily patched to hide the flaw. Is this an indication of poor structure as this home is only a year old? What guarantees do I have these steps will not fail spectacularly like the solar system and be a safety hazard?

This also brings into speculation why the initial pre fab homes were discontinued and new design builds implemented. Was it an engineering oversight? Are there structural issues? I have concerns.

Also, the walls do not seem to be prepped with a water sealant, either in EVA, or in Bella, and are simply painted over. We were promised first world construction, but as you can see in the images, there is algae growing under the paint, meaning soon mold inside the paint, and in the home. \*FURTHER INFORMATION AVAILABLE

CRACKED, MOLDING, AND UNSEALED, ONE YEAR OLD



EVERY STEP HAS HAIRLINE FRACTURES AND CRACKS WHICH LOOK TO BE HIDDEN AND PAINTED OVER FOR WALK THROUGH.







In regards to the "zinc" or tin boxed in roofs. What was advertized were moss green roofs as shown in the images and promotional material below. Instead we now have a boxed in roof which has other health, and reliabillity concerns.\*

Highest standards take into consideration area, temperature, moisture, bacteria, and mold growth.\*

**COST CUTTING ROOF DESIGN NOT AS ADVERTIZED, IS NOT "HIGHEST STANDARDS" AS CUSTOMERS ARE LEAD TO BELIEVE IN PROMOTIONAL MATERIAL.**



ALL CURRENT PROMOTIONAL MATERIAL CLEARLY SHOWS CONCRETE ROOF DESIGN MEANT TO SUPPORT MOSS "GREEN ROOF" TECHNOLOGY WHICH IS PROPER HIGH STANDARDS DESIGN, LOW MAINTENANCE AND HIGH QUALITY. NOBODY WAS NOTIFIED OF LACK OF GREEN ROOF, OR THE CHANGES MADE INTERNALLY BY GRAN PACIFICA.

**CURRENT AND UP TO DATE PROMOTIONAL MATERIAL SHOWN**



**The Macaw Model**

448ft2

A 2 Bedroom / 2 Bathroom Tiny home

\$169,900

+ Furniture & Closing Fees

## ROOF RUSTING AND IS ONLY ONE YEAR OLD\* ENGINEERING DETAILS AVAILABLE

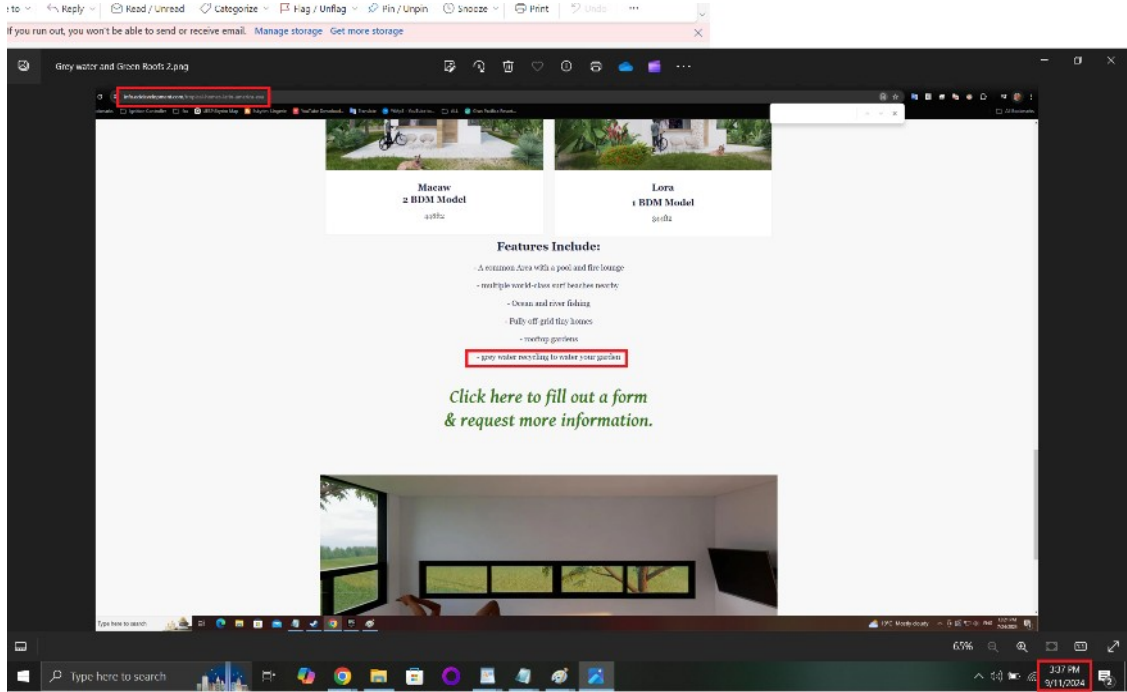


Also, the zinc roofs are rusting, and the entire thing is high maintenance, unlike a solid concrete green roof as was promised in the promotional material. As far as I am aware, there was no notice of the change, reason, or explanation for the change, but was sold on the premise there would be a concrete green roof, which is less maintenance, headache, and issues. When these roofs rust through, it will be a nightmare, and exorbitantly high cost to correct as it requires removing the solar panels, replace the zinc roof, as well as any damaged drywall inside the home, and then re install the solar panels. There is also no solid access to the roof or room to inspect or repair the electrical components.

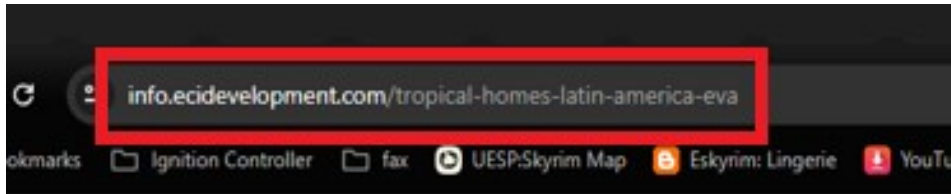
In continuing here. A "completed home" was considered one without a Grey Water system, but please note promotional and advertising material was promoted online and in emails up to and passing the date 9-11-2024 while being still promoted online. I made countless mentions to management about false advertising of these issues up to over a years ago to management, and most present to Jason, but nothing was done, addressed, or corrected in the promotional material or homes.

There was no provisions included in the house for a grey water system. It is a concern which now needs addressing. There has been no mention of it being discontinued, removed, replaced, or mention as to why it was removed, and the home provided "complete" without the system as advertised. So if we can get clarity on the matter and how this will now be addressed and installed?

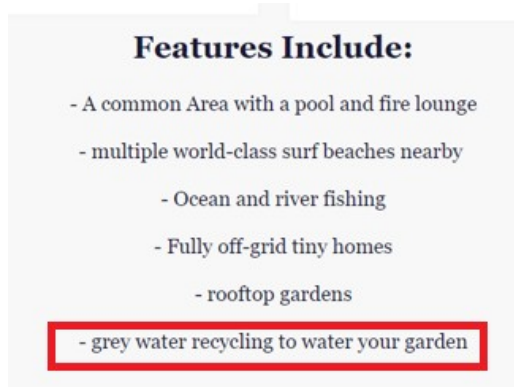
Below are several examples of current marketing material which shows Grey Water systems would be provided, as well as several more documented and saved the last two years. In material not provided in this document.



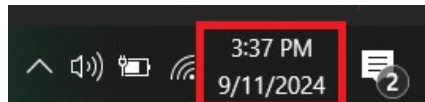
EXPANDED VIEW OF SITE



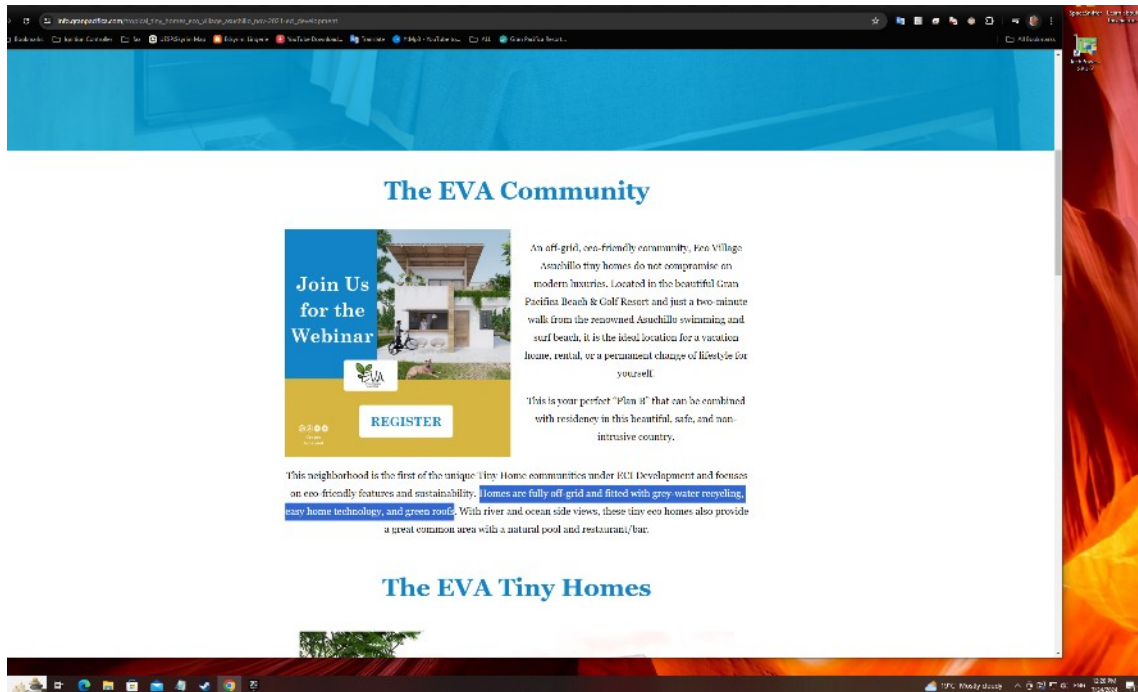
EXPANDED VIEW OF FEATURES



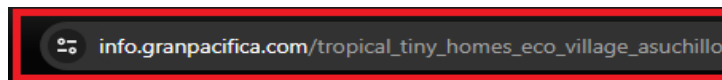
EXPANDED VIEW OF IMAGE TAKEN



## SECOND IMAGE OF GREY WATER AND GREEN ROOFS



## EXPANDED VIEW OF WEBSITE



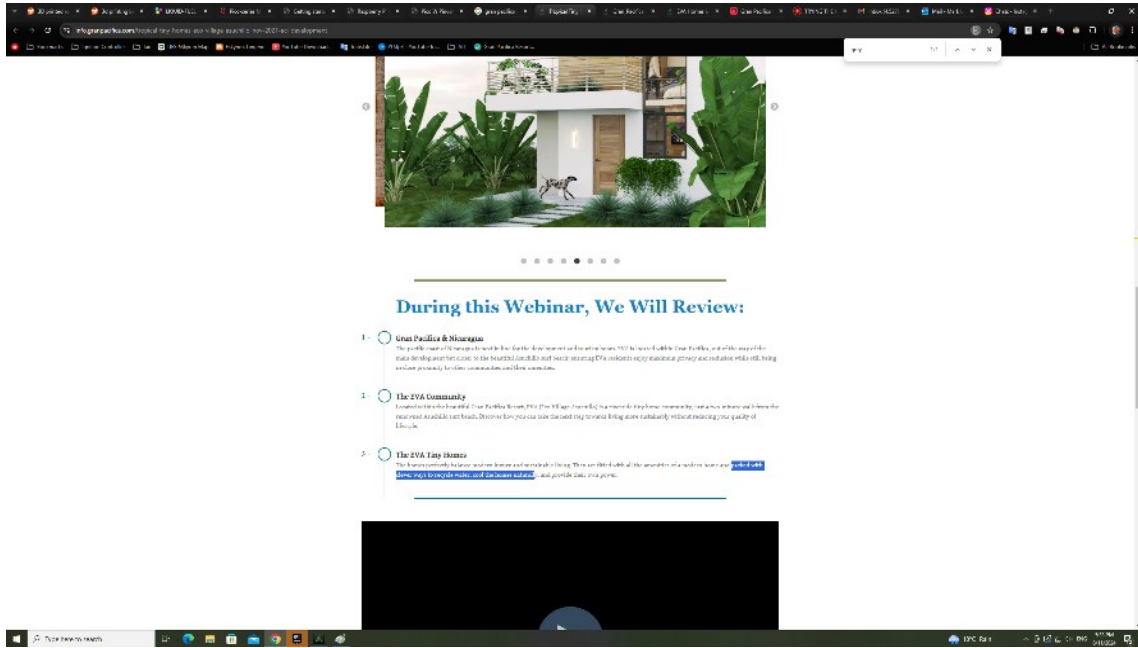
## EXPANDED VIEW OF PROMOTIONAL MATERIAL

This neighborhood is the first of the unique Tiny Home communities under ECI Development and focuses on eco-friendly features and sustainability. Homes are fully off-grid and fitted with grey-water recycling, easy home technology, and green roofs. With river and ocean side views, these tiny eco homes also provide a great common area with a natural pool and restaurant/bar.

## EXPANDED VIEW OF DATE TAKEN



### THIRD IMAGE OF PROMOTIONAL MATERIAL



### EXPANDED VIEW OF WEBSITE

[info.granpacifica.com/tropical\\_tiny\\_homes\\_eco\\_village\\_asuchillo](http://info.granpacifica.com/tropical_tiny_homes_eco_village_asuchillo)

### EXPANDED VIEW OF PROMOTIONAL MATERIAL

- 3 - **The EVA Tiny Homes**  
The homes perfectly balance modern luxury and sustainable living. They are fitted with all the amenities of a modern home and packed with clever ways to recycle water, cool the homes naturally, and provide their own power.

### EXPANDED VIEW OF DATE TAKEN

ENG 5:33 PM 8/11/2024

FORTH IMAGE OF GREY WATER IN MILAGRO VERDE TAKEN SEPTEMBER 1ST 2024

## MILAGRO VERDE *An earth-friendly, eco-sensible community ...*

If you're the type of person who is concerned about our environment but also likes the idea of a luxurious home, we developed our "eco-sensible" community. Milagro Verde (Green Miracle) has taken the most practical components of going green and applied them to luxury homes on "right sized" homesites. This community, nestled in between the 8th and 9th hole of the golf course and only a few minutes' walk from the beach, uses solar panel powered homes (no electrical

bill!), geothermal cooling, grey water re-use, and solar hot water systems to create luxury homes that are very low impact on the environment. Milagro Verde's master plan also has a small, two-story grass hut bistro for light dining, a solar filtered saltwater swimming pool, solar BBQ's, and community gardens for you to enjoy. We invite you to see what an "off the grid", luxury home in the heart of the resort is truly like.

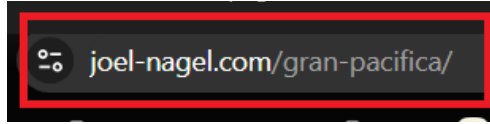


SEVERAL OTHER IMAGES ARE AVAILABLE WHICH ARE PROMOTED ON, AND OFF GRAN PACIFICA WEBSITES IN REGARDS TO GREEN ROOFS, AND GREY WATER SYSTEMS BEING PROVIDED.

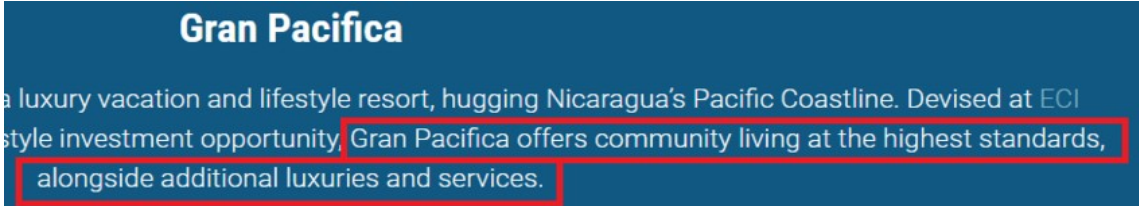
PROMISES OF FIRST WORLD ANEMETIES, STANDARDS AND LIVING ARE NOT MET AND FALSELY ADVERTIZED, INCLUDED, BUT NOT LIMITED TO POOR ELECTRICAL INFRASTRUCTURE, POOR SOLAR ELECTRICAL STANDARDS, POOR ELECTRICAL PRACTICES, POOR INTERNET SERVICE

The screenshot shows a web browser window displaying the website for Gran Pacifica Beach & Golf Resort. The browser's address bar shows the URL [joel-nagel.com/gran-pacifica/](http://joel-nagel.com/gran-pacifica/). The website header includes navigation links for ABOUT, INSIGHTS, PRESS, VIDEOS, and PHILANTHROPY, along with social media icons for Twitter, LinkedIn, YouTube, and Facebook. The main content area features a large image of a golf course with a flag on the green. Overlaid on this image is the Gran Pacifica logo, which consists of a stylized blue wave above the text "GRAN PACIFICA Beach & Golf Resort". Below the image, the text reads: "Gran Pacifica The Gran Pacifica Beach & Golf Resort is a luxury vacation and lifestyle resort, hugging Nicaragua's Pacific Coastline. Devised at ECI Development as a vacation resort and a lifestyle investment opportunity, Gran Pacifica offers community living at the highest standards, alongside additional luxuries and services."

EXPANDED VIEW OF WEBSITE (NOTE JOEL NAGEL IS CEO OF ECI / GRAN PACIFICA)



EXPANDED VIEW OF PROMOTIONAL MATERIAL



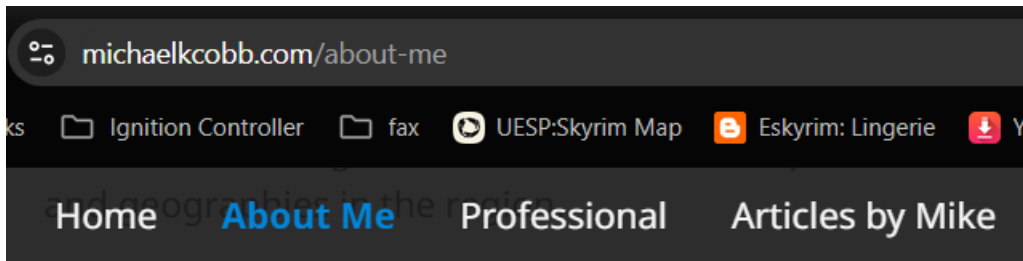
EXPANDED VIEW OF DATE TAKEN



JOEL NAGEL CO FOUNDER AND LEGAL ADVISOR

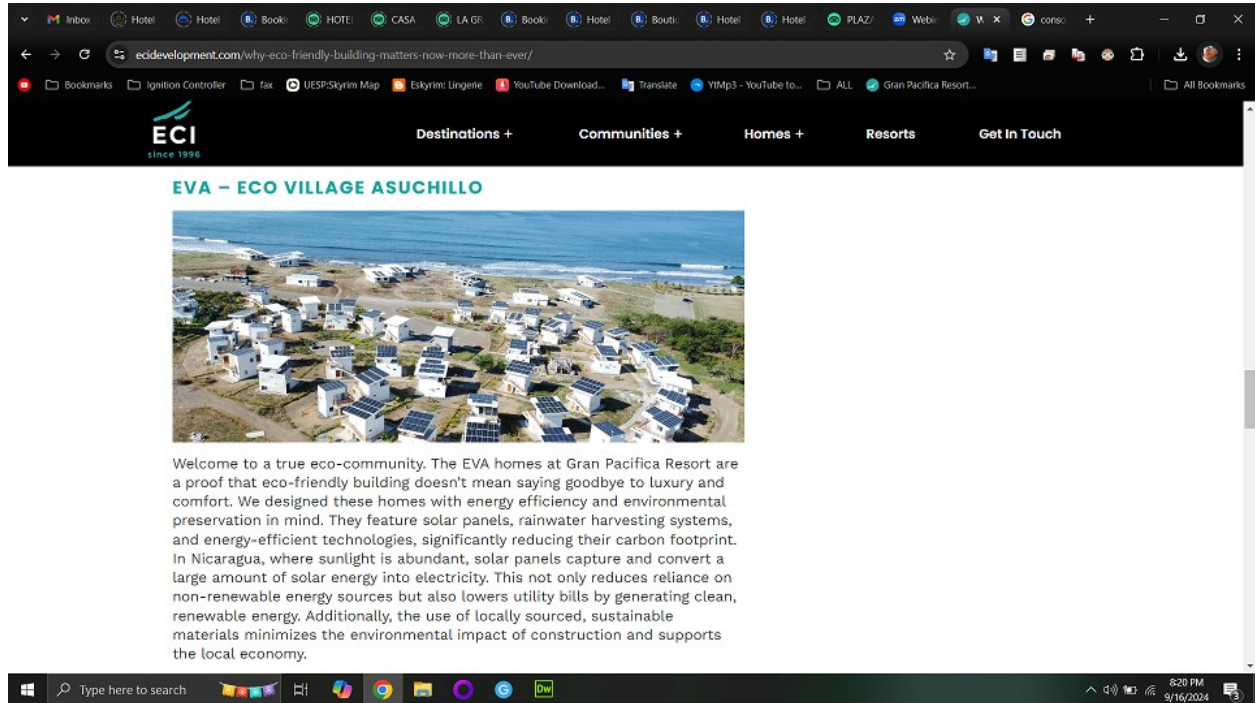


MICHAEL COBB / ECI CEO PERSONAL WEBSITE CLAIMING GRAN PACIFICA “WORLD CLASS INFRASTRUCTURE”



In August of 2000, ECI Development purchased 3.5 miles of Pacific Beachfront property due west of Managua, Nicaragua. Residents of this master planned community now enjoy world-class infrastructure, a golf course, homes and condominium units. In February of 2006, the ECI Development group acquired 1100 acres and 3km of coastline in Costa Rica, setting the stage for expansion into this popular market. In 2008, the group merged an ocean front resort in Belize with a much larger property off the water including pool, tennis courts and fitness center to create the Baymen Gardens Residential Community, the first of its kind on Ambergris Caye. In 2012, ECI Development purchased a position in a new project in Panama adding over 700 acres and another mile of Pacific beachfront to their holdings.

CURRENT PROMOTIONAL MATERIAL AFTER RESIDENTS UPSET ABOUT NOT RECIEVING GREY WATETR CHANGE THE VERBAGE TO RAINWATER HARVESTING SYSTEM, WHICH ALSO DOES NOT EXIST.



#### EXPANDED VIEW OF TEXT

Welcome to a true eco-community. The EVA homes at Gran Pacifica Resort are a proof that eco-friendly building doesn't mean saying goodbye to luxury and comfort. We designed these homes with energy efficiency and environmental preservation in mind. They feature solar panels, rainwater harvesting systems, and energy-efficient technologies, significantly reducing their carbon footprint.

#### DATE OF WEBSITE



POOR ELECTRICAL PRACTICES - SALT WATER AREA, SALT AND WATER IS A CONDUCTOR, SERVICE RETICLES LEFT OPEN FOR WATER TO FILL SERVICE BOXES AND POTENTIALLY SHORT CIRCUIT ELECTRICAL CIRCUITS. THESE ARE LEFT OPEN ALL OVER THE PROPERTY INFLUENCING POWER DELIVERY







PROMOTIONAL MATERIAL OF GLARING MIS REPRESENTATION OF BATHROOMS, WHAT WOULD BE PROVIDED, WHAT GRAN PACIFICA ATTEMPTED TO PROVIDE ME AS AN INVESTOR (REQUIRING UPGRADE AT MY EXPENSE), AND WHAT WAS DELIVERED TO THE HOMES

NOWHERE IN PROMOTIONAL MATERIAL DID THESE BATHROOMS MENTION WOULD REQUIRE ADDITIONAL EXPENSE. THIS IS AS ADVERTIZED WITHOUT ANY INDICATION ANYTHING LESS WOULD BE PROVIDED (VIDEOS AND IMAGES AVAIABLE)



AS DELIVERED TO THE EVA COMMUNITY, NO SHOWER STALL GLASS, NO SHELVES, INCORRECT WALL TILE  
AND SHOWER FLOOR TILE



ALL HOMES ADVERTIZED WITH 'LUSH GREEN EXTERIOR'



AND PROVIDED WITH DIRT LAWN (GP AS DELIVERED IMAGE)



As an investor, what is being promoted, is not what is being delivered. ECI promised fully off grid systems but the systems installed still have several oversights for safe and effective off grid living. The battery capacities are different in each home, and no action was taken, or power schedule to prove system power delivery. \* **additional information available**

Can I be provided a detailed analysis of the battery capacities provided in each home, the power usage in each home to determine how you came up with 3 batteries for capacity?

ADVERTIZING OF VIEWING TOWER PROMISED, AS WELL AS YOGA PALAPA, AND DIGITAL NOMAD WORK AREA.

Has attachments Unread To me Mentions me Flagged High importance

**Receipt for EVA Lot #7**

**Natalie Shults**  
To: You  
Wed 2020-08-19 12:21 AM

Reply Reply all Forward

**Flagged**

Mark Lepore's Receipt for EV...  
229 KB

Hi Mark,

Please find attached your receipt for EVA Lot #7. We will get your countersigned reservation form back asap.

Take Care,

ECI DEVELOPMENT  
**NATALIE SHULTS**  
Property Consultant  
[nshults@ECIdevelopment.com](mailto:nshults@ECIdevelopment.com)  
US +1 800-290-3028  
US +1 405-205-6063  
BZE +501-607-6791  
[ECIDEVELOPMENT.COM](http://ECIDEVELOPMENT.COM)

**Receipt for EVA Lot #7**

**What amenities will be included in Phase I?**  
New Digital Nomad work area/gathering place, pool, viewing tower, pathways, yoga palapa and the rest of Gran Pacifica's amenities that exist today.

**How close is EVA from Las Perlas condos?**  
As the crow flies and along a lovely Pacific beach walk, 1.25 miles. By road, 1.8 miles

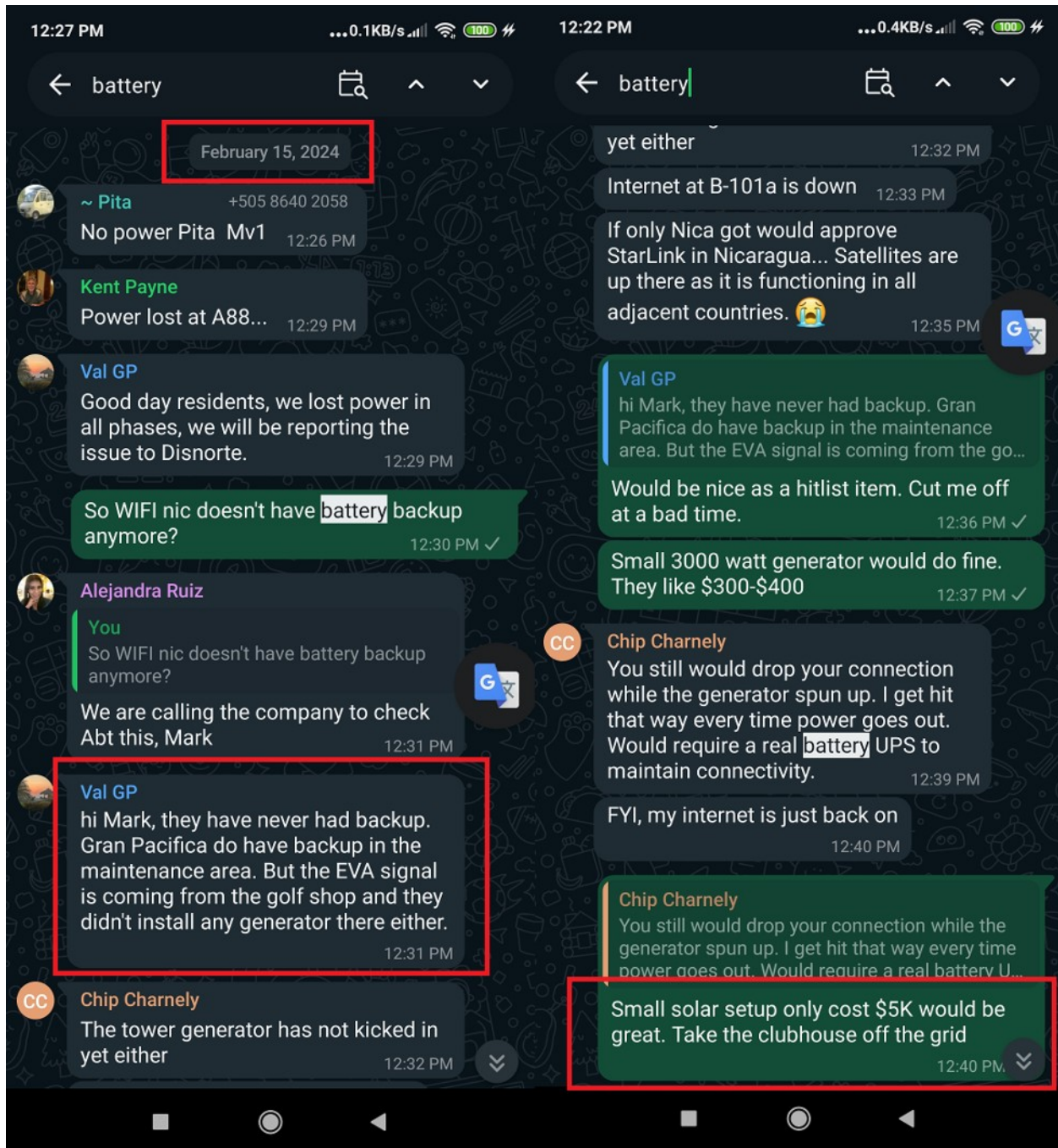
**How close is EVA from the beach?**  
The beach is 0.19 miles from the community, less than a 5 minute walk.

**When will Phase II be offered?**  
Phase II will be offered once Phase I is 80% sold out. Phase II includes #s 16-30.

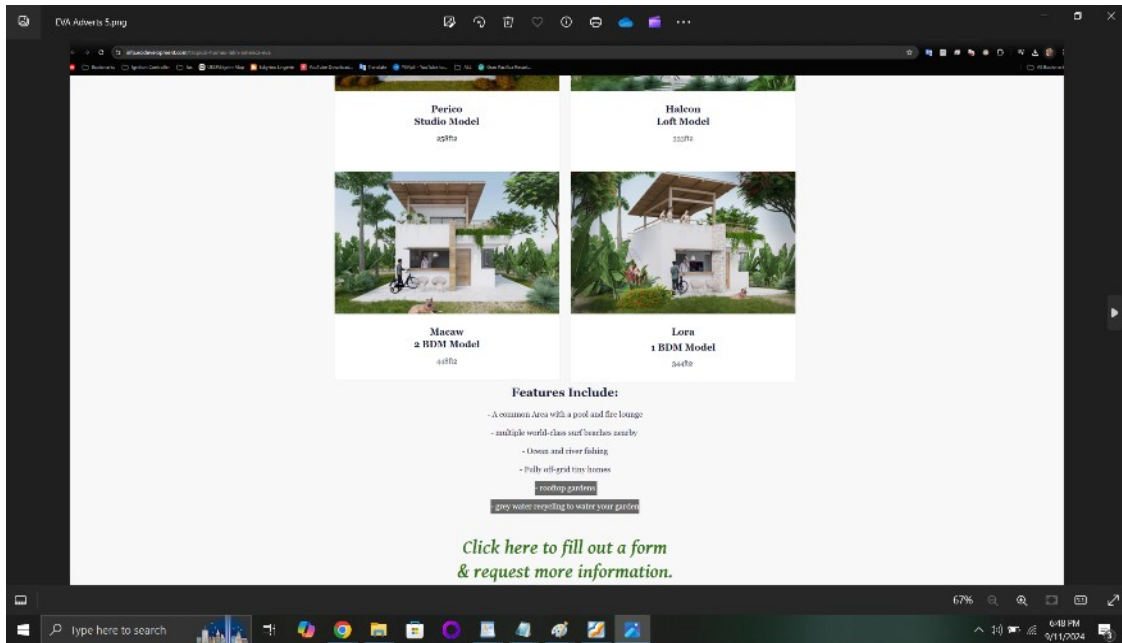
**What is included in HOA?**  
HOA is \$148 US per month and is quite comprehensive, including:

1. Security
2. Common area care
3. Roadways/parking/sidewalk/pathways maintenance
4. potable water pressure system/tower
5. Sewer system and treatment system
6. Common area pool care
7. Turtle sanctuary care

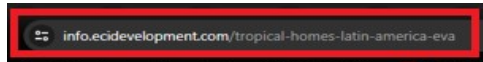
Jim Laird came as a digital nomad and to build a gym. Every day was kicked off calls due to power cycling. As requested by me, the resolution was a power backup at the clubhouse keep power to the internet router at the clubhouse during these power outages. I was completely ignored and as a result Jim left which could have 100 percent been avoided since Jim was in a solar home. Management?



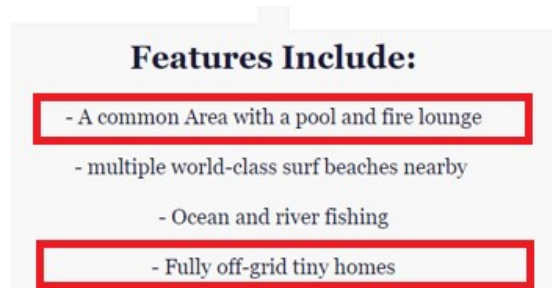
NO DELIVERY OF FIRE / LOUNGE AREA BUT PROMOTED UP UNTIL LATE 2024



EXPANDED VIEW OF WEB ADDRESS



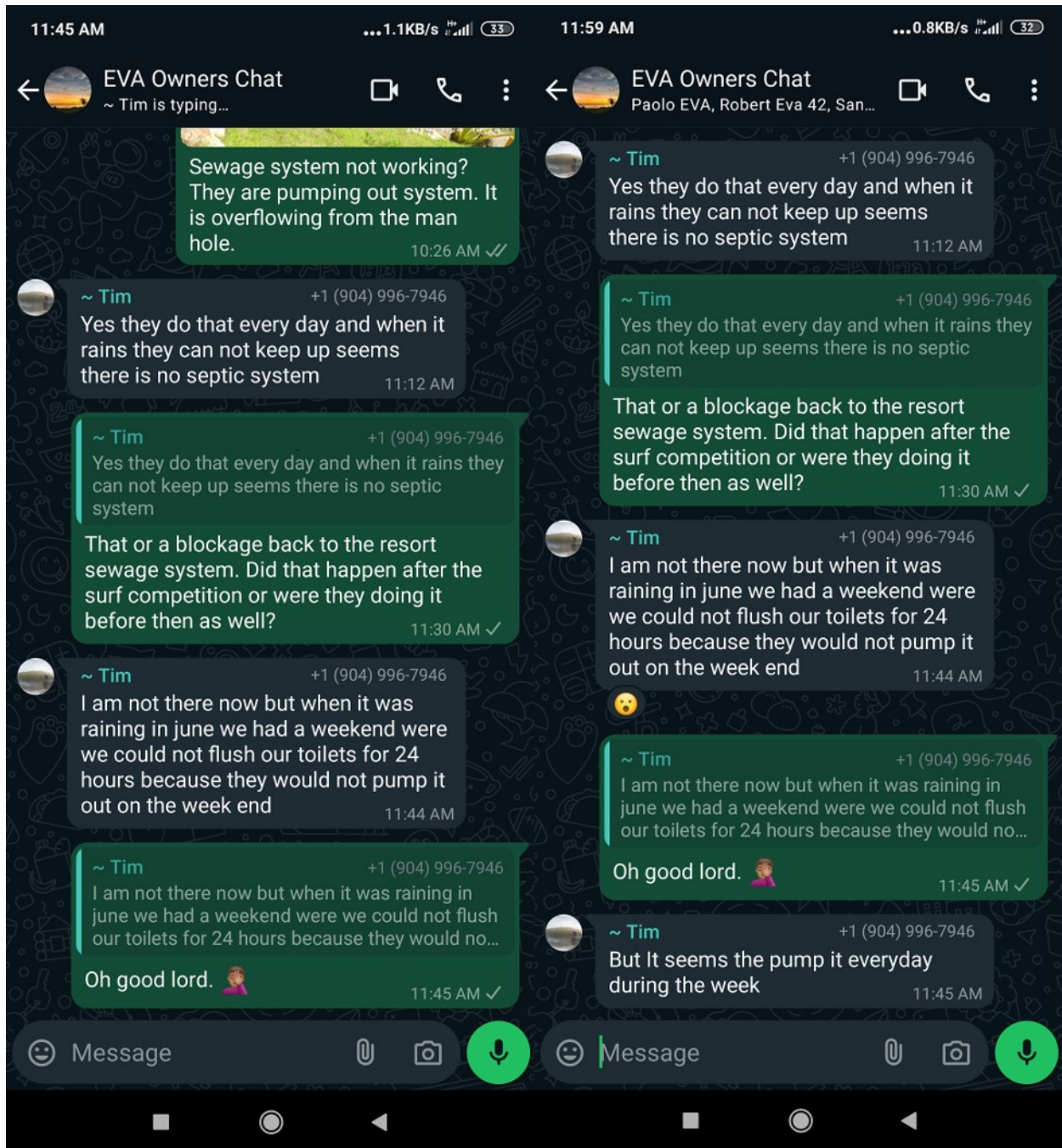
EXPANDED VIEW OF PROMOTIONAL MATERIAL SHOWCASING FIRE LOUNGE AND FULLY OFF GRID SOLAR HOME WITHOUT STIPULATIONS



Further safety concerns, the bridge overflows several times a year. If there was a medical emergency, or catastrophic failure of this bridge, it would be a serious issue as it means potential for someone to be harmed, and Gran Pacifica becomes liable. After 20 years, still not addressed?



After a year of operation, the sewage system is already backing up and overflowing on the roads. Resulting in people unable to flush their toilets. What corrective measures are in the works? This has been an issue for several months.\*IMAGES AND VIDEOS AVAILABLE



Tiles with no concrete underneath at the EVA home have been reported, yet to be addressed and are outstanding.

**PRIVATE REPAIR AMOUNT \$????**

The lower level toilet has been unlevel since purchase and has now broken 2 toilet flanges due to improper toilet installation, and poor leveling of the toilet before anchoring. Currently the flange needs repair again. Gran Pacifica claims to warranty for 6 months on this item, but the source of the problem is not the toilet flange, it is the poor installation of the toilet to begin with. The new flange replacement was not a fix, but a bandaid to get through warranty, and needs to be properly addressed.

**PRIVATE REPAIR AMOUNT \$????**

The rear doors to the inverter room are coming off the walls and need to be repaired as well.

**PRIVATE REPAIR AMOUNT \$????**

The hot water heater does not provide consistent hot water, and the valve does not close or adjust. Moises was made aware of this, but ignored it for 2 weeks before leaving, and nobody followed up on the repair. The interface looks to be indoor unit, as does the plug mechanism, unsure of ratings as it is a Chinese brand (Trooper) which does not rate the product properly.

**PRIVATE REPAIR AMOUNT \$????**

I have Mike Cobb on a webinar stating locally sourced hardwood cabinets are cheaper than the particle board cabinets Gran Pacifica purchased for EVA. So what was the reasoning the particle board cabinets were used in the construction of EVA? This was also something I noted after contracting a local cabinet maker, and made note directly to Mike Cobb, but never got an answer to. Should this be investigated? Is this an oversight? Was local management not aware of local cabinetry costs of hardwood furniture / cabinets? I have emails explaining this direct to Mike Cobb, and are all available for review, but graciously paid for the wood cabinets.

**REFUND FOR OVER PRICED PARTICLE BOARD CABINETS AND INSTALLATION OF CHEAPER LOCALLY SOURCED HARDWOOD CABINETS \$?????**

Why was the price not adjusted for non recoverables such as grey water and lack of concrete roof, while still promoting those items as though they would be given to new clients?

Other issues adding up over years of poor communication, and oversights resulting in months of headaches and repeated mistakes on the same topics outlined in the email below.

Mark Lepore

← Reply ↶ Reply all → Forward 🗄️ ⋮

To: Arcelia Sanchez; Mike Cobb

Sat 2023-08-12 3:50 PM

📎 08112023 Marl Lepore's invo...  
32 KB

📎 EVA 07 House Statement.pdf  
76 KB

2 attachments (108 KB) ☁ Save all to OneDrive ⬇ Download all

Arcelia,

1)

To note existing change orders are \$6943.50

On builder trend, as of now, change orders are \$2245.50 for the ethernet cable, vents and tile changes. I have discussed with your team, I am expecting what was promised for my EVA, to be delivered. A home, as promised, which matches and meets the criteria as outlined in your promotional material. What is, and is not acceptable, as in changing tile without permission, claiming promotional material were "upgrades", when it was not mentioned, referenced, or otherwise. Others may accept what you are giving them, I am expecting what I ordered to be delivered as promised and as shown.

Lets not forget I am no longer receiving a concrete roof, with moss, or a grey water system for grass. Should I be asking for a deduct on those items? Because the grey water requires a pump system I am no longer receiving, and a concrete roof is a major household change. That is what I ordered before your team decided to change the terms without changing the price.

2)

On the charge to remove the cabinets.

As stated, the GP team was informed NOT to install the bedroom cabinets several times. I even have witnesses for when the materials were in the home uninstalled that they should be removed. Nobody listened to me. They were installed due to GP mis management. This is also the 5<sup>th</sup> or 6<sup>th</sup> time I have explained this. Because of this, again, I am not paying for removal of the cabinets I explained not to install on several occasions. Can I ask. Why I am I perpetually being bothered by this and attempted to be charged by their removal? This is extremely unprofessional.

3)

I have had problems in the past with GP middle management gouging me. They charged \$2000 for a washer dryer upgrade, for a washer which was \$1100. That is almost a 50% take, and then refused to credit the washer included with the home. Clear indications of client targeting / gouging.

On this note of integrity. Currently discussions with other EVA residents they have told me their lawyer closing costs were under \$3000, and currently they are \$3,867.00 for me? Does this increased fee include title? What does this fee include, and when will I receive title? I am assuming the issues regarding title are resolved on GP end, and that I can hire an external lawyer and surveyor so I can claim title. I will pay for a lawyer to fulfill this request if there are no issues transferring land title.

Final notes

So we are clear here, these instances of clear bait and switch, up charging for random items which are not clearly outlined, changing prices customer to customer, changing items customer to customer, as well as charges for services not rendered are consistent here.

GP MUST be clear on its charges. GP MUST keep pricing consistent.

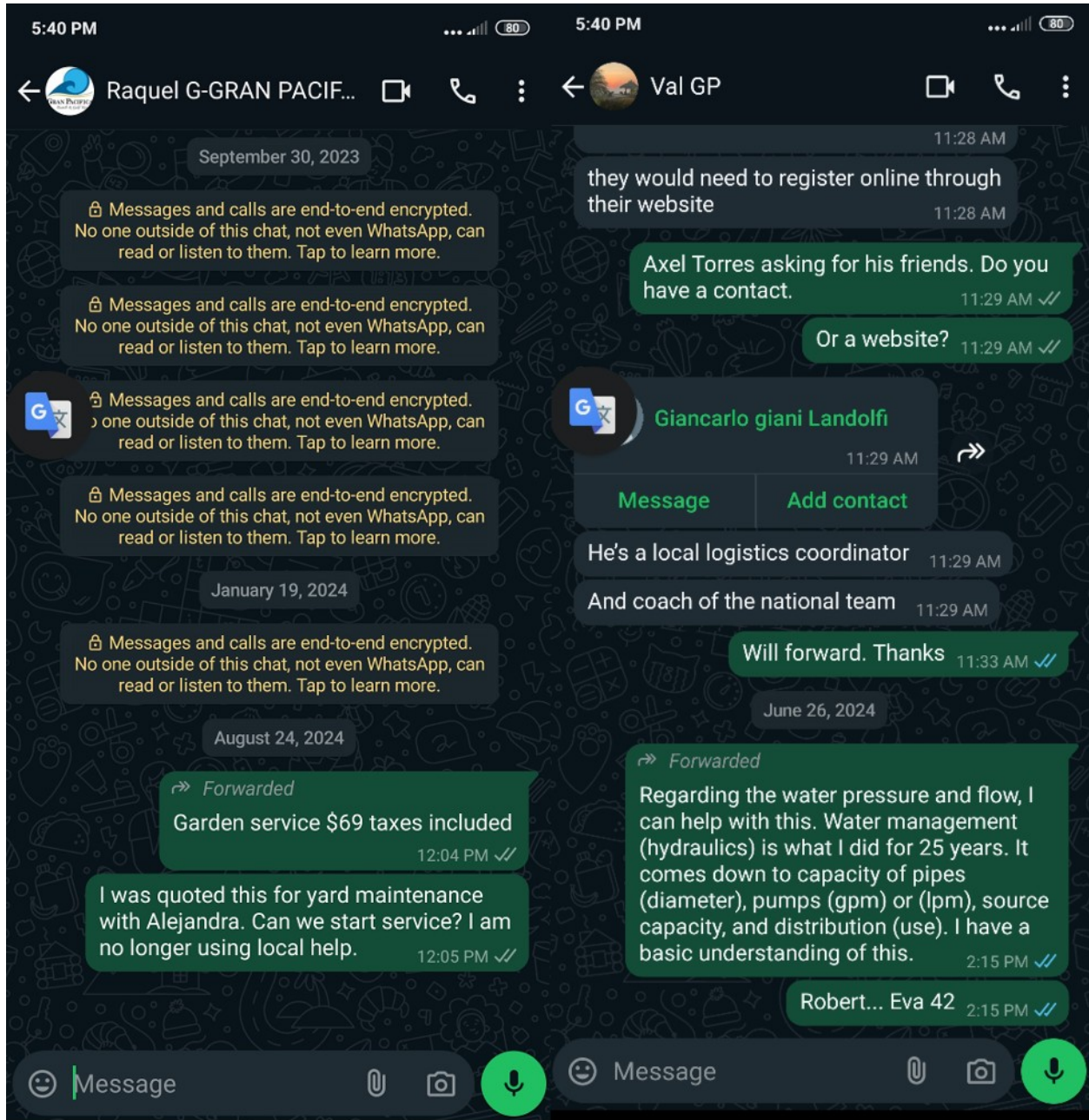
None of this is making it easier on GP, or me. Nobody currently in GP appreciates these things are happening, and as a result GP is losing ALL of its local residents who are here due to poor management.

Thank you for your prompt reply on these matters.

Best regards,  
Mark Lepore

⋮

IGNORED BY STAFF WHEN PROFESSIONALS REACHING OUT, AND WHEN CALLS FOR SERVICE ARE MADE



9:05 AM

...0.8KB/s    58



## GP Public Alert Group

Andy, Brad, Kelly, Val, +1 (405) 625-198...



~ Debbie Lannom

+1 (954) 401-8019

For the internet in Eva and Bella..

Debbie has a good question. That was what I was told.

Also, we have not received any response to what will be done for the EVA sewage system, or the internal power grid issues with daily electrical issues.

Is there a game plan for any of the above?

1:37 AM ✓

9 unread messages



Jason Nica

~ Debbie Lannom

+1 (954) 401-8019

Am i understanding correctly... That when the electricity goes down in the clubhouse golf clubhouse... That will cause us to lo...

Hello Debbie, we contacted WifINic amount installing a battery backup for the internet coming from the clubhouse. They said they would look into it and get back to us on Monday with some options. So we should have that solved soon.

6:19 AM



David Berman

Great Tx u Jason. Sounds like a good plan

6:19 AM



Message



I have removed other concerns not directly tied to my personal security and home issues, but have a document with other prevalent and outstanding safety concerns.

Thank you in advance for your attention to these matters.

Best regards,

Mark Lepore