

Registered: Reminder - Action Needed by Sept 24 - EVA Solar

From: Gran Pacifica Management

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To: Ron Knight rknight@knightmediacom.com

Sent: Sunday, September 22, 9:04 AM



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This is a Registered Email™ message from **Gran Pacifica Management**.



Dear Reader,

If you haven't been seeing the regular email updates in Nicaragua lately, you'd be missing out on the amazing progress over the past year that has occurred within the EVA and BELA communities at Gran Pacifica. But to address EVA specifically, ECI has continued to work diligently to build out the

homes and community amenities
(see a recent photo below).



An important part of our work is monitoring and measuring the input received from the community itself to insure the enjoyment of its residents and rental guests. As of late, ECI has received various communications related to the ‘eco’ aspect of the EVA homes themselves, more specifically, feedback from renters using the homes on vacation at Gran Pacifica. Generally, they are dissatisfied with the limits to electrical usage allowed to operate within the limits of the solar system and storage capacity of the batteries.

The vast majority of renters are familiar with a house connected to an electric grid. Basically, guests expect limitless usage of electric power. Yet, as EVA was branded and sold as a solar-powered, eco-friendly home, they were designed to be used under certain conditions to operate and to operate efficiently.

Right now, we are faced with resolving the nature of these divergent expectations. Balancing the notion of a house that functions without power limits when attached to an electric grid, compared to the realistic boundaries of a solar-powered home and the associated usage by an owner and/or renter is the purpose of today's communication.

Some owners and most renters (if you are in the rental program) are exceeding the home standards and settings running systems above guidelines; all exceeding the home's capacity as

an eco-friendly, solar-powered home.

ECI studied this situation. And though ECI is not capable of monitoring each home's usage, feedback and direct observation, when possible, lead to three (3) potential solutions.

1. **Status Quo:** We will provide clear guidelines on usage for owners. Rental guests see these usage guidelines and appropriate A/C settings before they choose a home for their vacation stay. This will likely limit the type of renter who will agree to abide by the energy saving procedures during a rental, most importantly, keeping the AC units set at between 26-28 C.

Cost: opportunity cost of missed rentals or convenience to an owner.

2. **Supplement:** Add battery storage to the home to capture and hold additional electricity generated by the solar panels. Note: it's recommended to have a minimum of 2 batteries per system, and the suppliers suggest that they would need to be replaced every 5 years.

Cost: 3 battery supplier options:

- Huawei: \$4,414.31 per additional battery (incl. installation)
- Studer: \$3,120.92 per additional battery (incl. installation)
- Growatt: \$2,666.15 per additional battery (incl. installation)

3. **Conversion:** Connect your home to the electric grid, effectively making your home a hybrid of solar and grid with no conditions for usage or settings.

Cost: this would entail adding up to five transformers, laying infrastructure (conduit and wiring) throughout the community, individual home hook-ups, and interior switches at panel box to automatically swap from solar to electric. This projected upgrade investment is based on two factors: (1) the number of homeowners that opt-in, and (2) the need to implement the total infrastructure cost regardless of the number of owners that chose to opt-in. The investment to implement the “conversion” is predicated on number of participants and their locations within the community. Depending on the number of owners who participate in making their home a hybrid, the upgrade is anticipated to run between \$11,818.68 with a 50% participation and \$6,034.35 per home at 100% participation. Once individuals respond, we will be able to provide an exact

number for the upgrade. To upgrade later the individual investment will be significantly more because there will be no sharing of the cost for the general infrastructure needed to power that specific home.

Please notify us of your choice (1, 2, or 3) by September 24th (Feedback@GranPacifica.com).

Thank you.

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We look forward to hearing from you

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