


Hello all, and sorry in advance for the long email, there are several pressing issues, from owning this home, warranty, managerial decisions, and other pressing items, even as an investor I wish to discuss, and I feel require addressing.

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 ...  
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 ...  
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 that is all quite frankly none of my concern. These systems are inadequate for the environment, dangerous and either Gran Pacifica representation OK'd the system, or Solaris OK'd the installation of the system. Both parties are pointing fingers towards the other, but one thing is for certain, 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. I can however assure Gran Pacifica, Technosol, or Solaris, that I am not responsible for the decision of the dangerous installation of these systems, or the warranty. I am over the needless arguing and constant infighting and pointing fingers. It seems nothing is taken seriously until it reaches upper management, and this mentality of ignoring, passing the buck, and gaslighting needs to be corrected. Not only as a home owner, but as an investor. There has been no repercussions for these actions and I fear has become a mindset here in Gran Pacifica which I fear has also worked its way into ECI.

Clearly, there is a communication breakdown, and I am over months of arguing so this may all need to go public if my concerns are not adequately addressed and corrected.

In regards to this unfortunate event, this home and electrical system is under warranty, nothing was done, no follow up, no correspondence, leaving me without a livable space. Gran Pacifica is also liable for costs and inconveniences associated with finding places to rest. This includes several times in Mumbo Tumbo, a home for rent from Savis, vacating said home during times it was rented for the month, finding alternate spaces, and sleeping in the car.

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

Arq. Thelma Vanegas

Ing. Moisés Hernández

2024/8/27 17:24

Gran Pacifica Resort

To start, I also believe it is important to highlight my engineering experience, and current position, so ECI / Gran Pacifica have a general idea of my background in the field of controls / electrical and

electronics engineering, and my company, as CEO, for the highest level agencies in the world.

Firstly, was a Tier 1 engineer for The Paslin Company. We manufactured, designed, programmed assembly lines for Ford, GM, Magna, Tower, Saturn, and several other of the largest automotive companies around the world. Building these assembly lines required complete design of the electronics, power systems, engineered drawings, technical papers, as well as BOM development, procurement and programming of all electronics for those assembly lines. I was involved, and even headed, several half a billion dollar projects, and lead teams of over 10 people in the design process of these assembly line electrical systems. I spec'd parts for, engineered technical drawings, programmed human machine interfaces, robots, PLC controllers, wired, and debugged these assembly lines spanning over a mile long in major automotive factories.

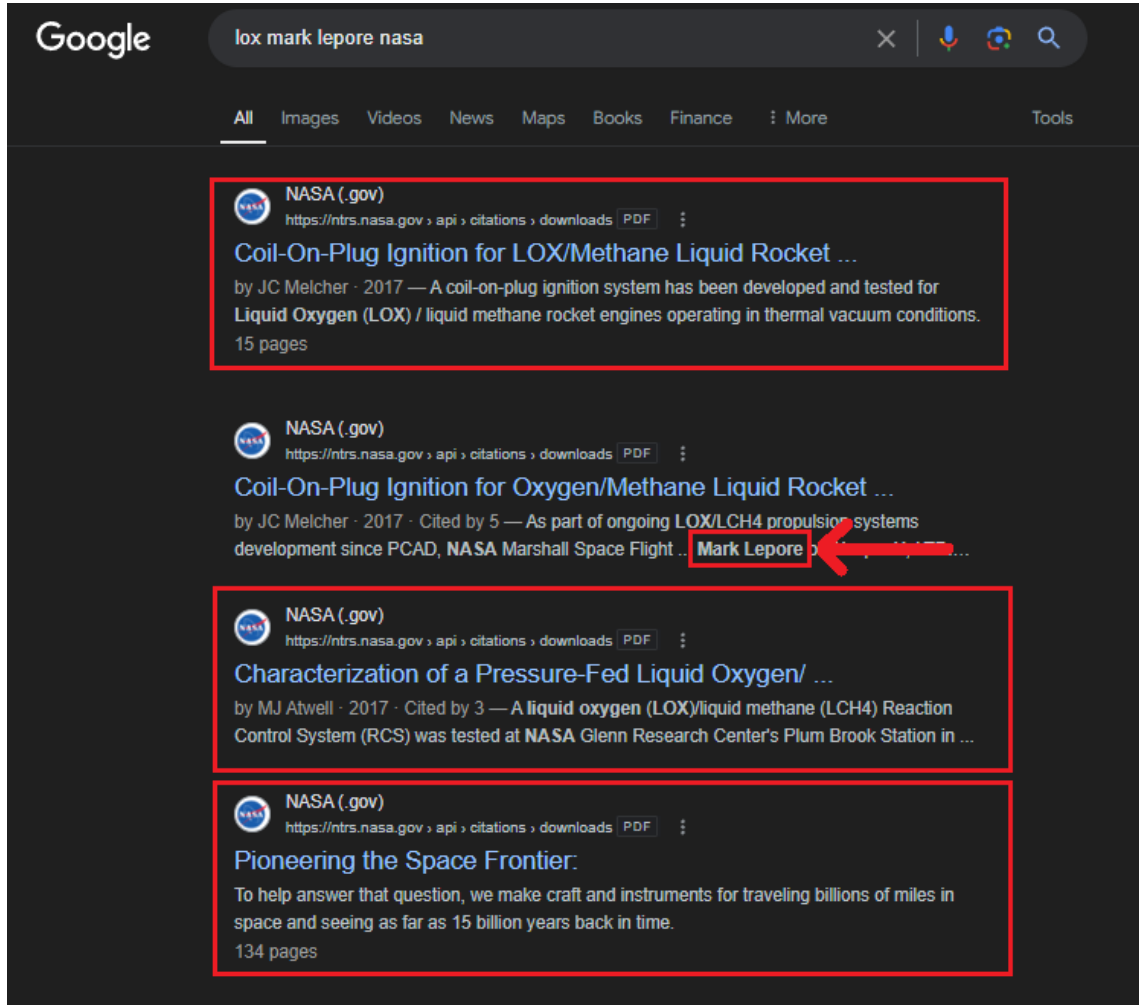
After leaving The Paslin Company to form my own company, I was contracted by The Paslin Company to head a specialty engineering division that dealt with equipment which was difficult to integrate and was tasked with getting things running smoothly that typically were time consuming and problematic. I was the "goto guy". Our company / myself, developed an intelligent, self adaptive software as a result. It could in essence automatically program all primary robot, hmi, plc and interface code eliminating years of manual development work. This became industry standard code which changed how programming assembly lines was accomplished. For frame of reference, when Magna, or Ford makes standard code, it is enforced harshly because playing games with code can result in hundreds of millions of dollars in losses if assembly stops due to it. That said, our "adaptive intelligent" code was at least 20 years ahead of its time, and was so effective at preventing assembly line down time, it prevented over 10 million in losses a year in its trial system, as well as improved time to ramp production so well that my company had the first assembly line programmed with it running 2.5 years ahead of schedule. Not a typo... we were running 2.5 years ahead of scheduled. A blessing, and a curse, as this added immense pressure on future team time schedules to launch these assembly lines. To be involved in such an industry change, is in itself, unprecedented.

Currently, I am owner, CEO, and lead engineer of this same firm for engineering services, but we now specialize in our own line of automotive, and aerospace ignition components. Our automotive components used on Shelby / Ford vehicles as original manufacture parts, and our aerospace electronics are currently standard required components for all NATO aerospace agencies for hot fire space use RCS and rocket engines. We have been contracted by several of the largest space agencies in the world, and worked directly as a Tier 1 supplier to these agencies. At that time, I was also asked to teach and contribute to the electrical electronics engineering degree at Sault College. I contributed to the engineering development at the college and taught there for two years before leaving due to a difficult schedule between work there and my company. I was also asked to contribute to a program for Solar System design and engineering during my time at the college.

I understand some people did not believe my statements about what I know in regards to electronics, but I believe Gran Pacifica, and ECI, are bearing witness to someone with real qualifications vs teams

who have little background, experience, education, or understanding of what is needed to properly engineer and integrate electrical / electronic systems. I can glance at a system and know if it is correct or not, and if it hiccups, I am the doctor that is aware of the root causes, symptoms, checks, and validations. That was / is my job. Also, the fact is most engineers, rarely get to engineer and just copy paste. I hope I am now allowed to speak with the voice of some experience here? There are very few people with my technical background who exist on this planet. My firm has solved problems in aerospace that they, and by they, I mean NASA and every space agency in the world, have been trying to resolve since the 1980's. I am just going to say, that God has blessed me with a wide gambit of experience that the average person can barely comprehend. One person, will usually just program robots for a living, or hope to work for an aerospace agency on a small isolated part, let alone do all of the above, resolve fundamental issues in aerospace and automotive engineering for the largest agencies in the world, and teach at the highest level. I hope that gives people some scope on my capabilities, and knowledge in the field. Very few, and only the most skilled, ever get to touch these positions, or be involved so deeply in so many aspects of engineering.

For some proof, here are a couple technical whitepapers outlining work, and my contributions to NASA space agency, I can also provide documents proving my time as an engineering instructor, or as head controls engineer at The Paslin Company.



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

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

f Papers for AIAA Technical Conferences 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 funded 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 Chaidéz, 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 ICPTA 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

That said, to start speaking on the issue at hand. As I am sure you are all aware by now that my solar system failed the 3rd night upon return to Gran Pacifica. As a result, I rented a room in Mumbo Tumbo because the solar system refused to work, was power glitching and turning itself off in the evening approx between 7 and 8pm.

As an engineer, in these circumstances, turning off all breakers is generally good practice, but I didn't, thinking the best, but when I returned to my home in EVA at 7am the next day, the back of the house was billowing with smoke. Upon opening the doors, fire erupted from the Inverter causing me to have to put it out, as well as open up the front of the inverter to make sure the fire was out, and to document the fire as this is now a safety issue on the homes. Clear evidence of bugs and a short circuit causing power down, and burning when the sun came up.

IMAGE 1 OF INVERTER / FIRE

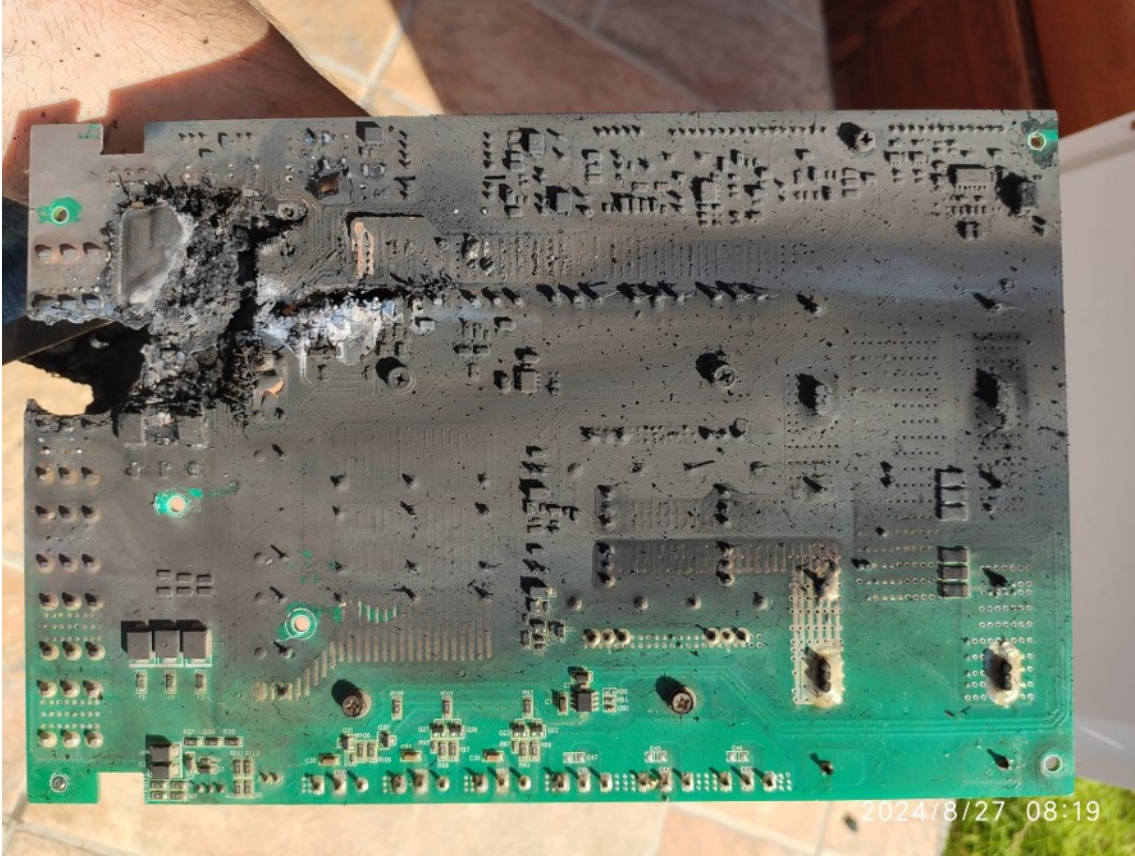
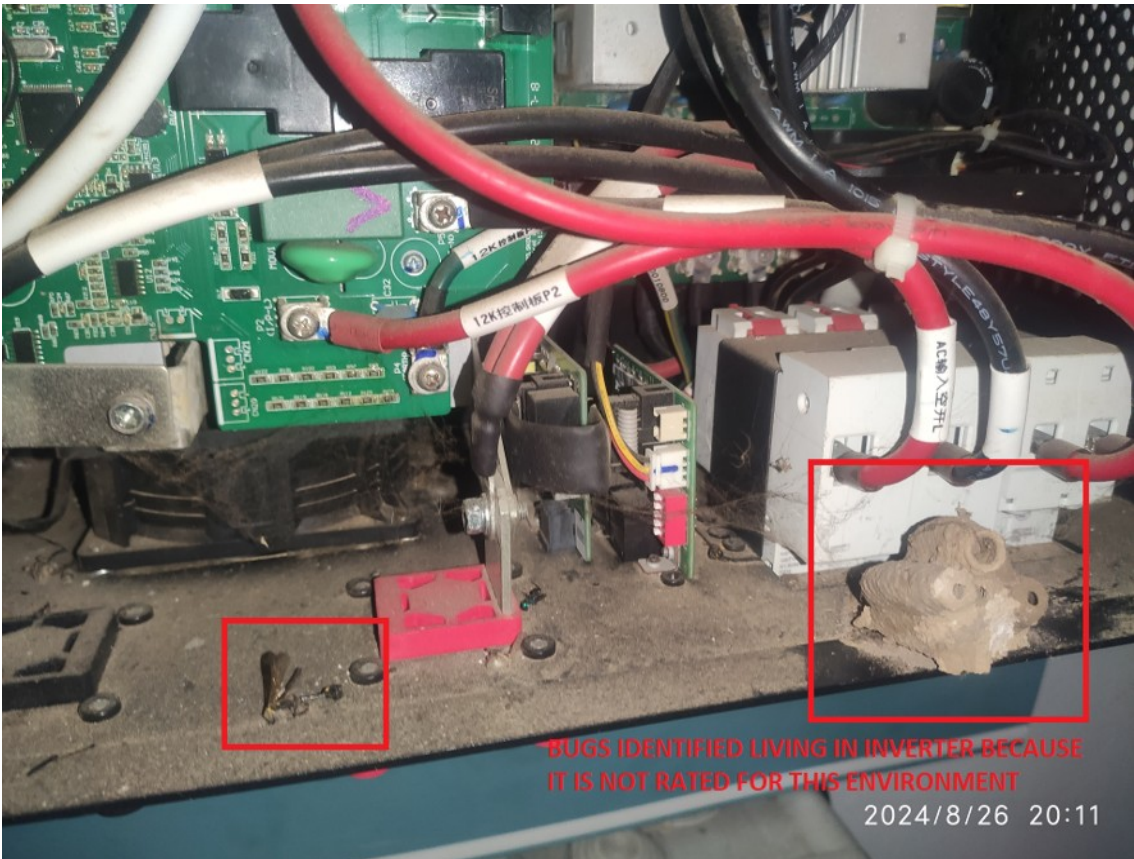


IMAGE 2 OF INVERTER / FIRE

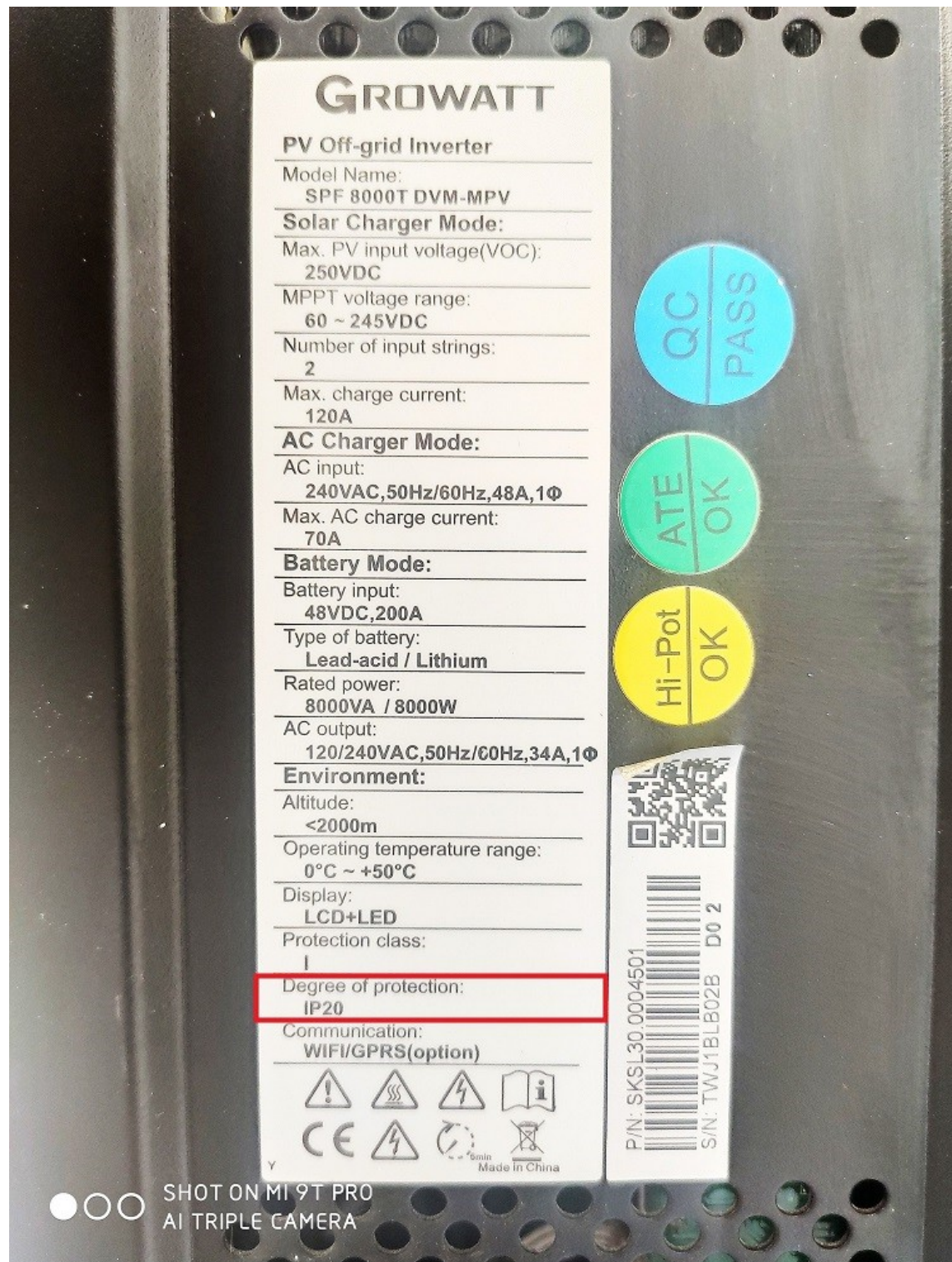


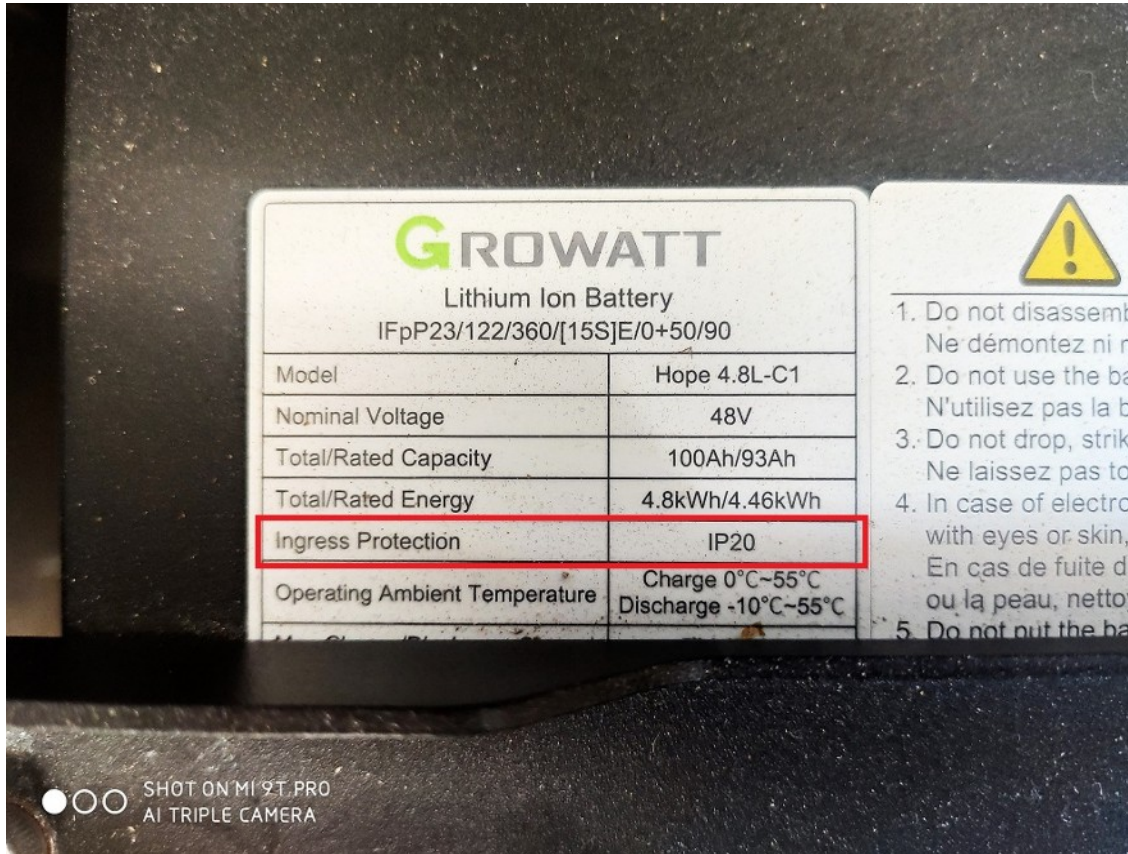
IMAGE 3 OF INVERTER / FIRE CAUSE. DIRT DEBRIS AND BUGS



Also note these inverters are rated for IP20 operation. Meaning, bugs can damage the devices.

SPECIFICATIONS OF INVERTER NOT MEANT FOR ENVIRONMENT





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!!**

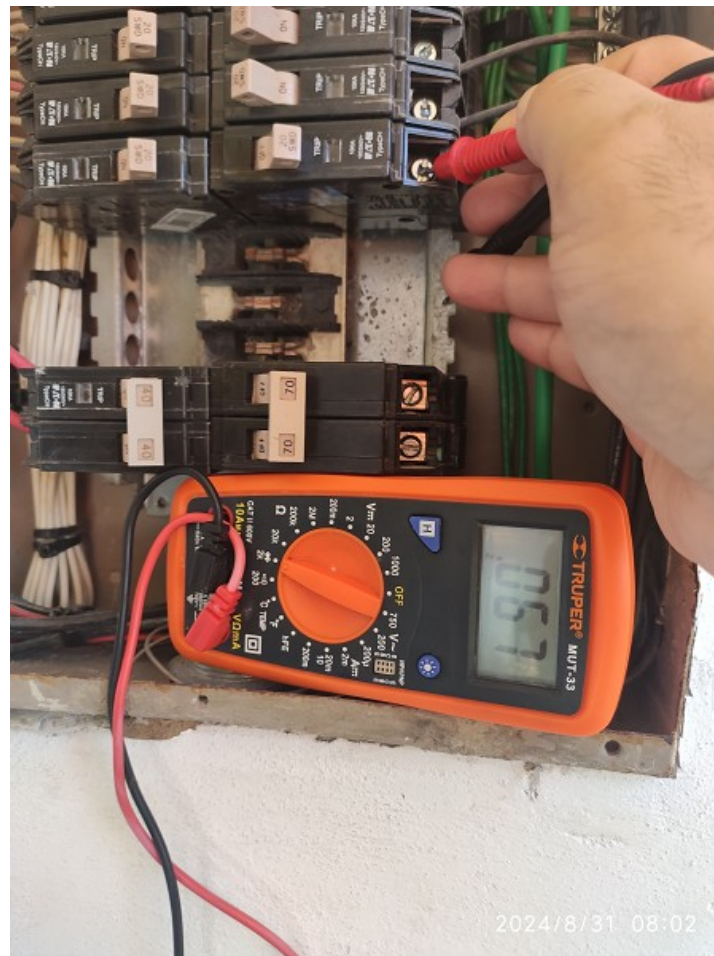
ISSUE #1

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.

Not only did the fire damage the solar system because it was rated incorrectly, and installed in an inadequate space, but it appears there is a short circuit in the lower level of the house which the on fire inverter caused. Meaning, the wiring on the lower level of the home likely has melted points / issues, and could have caused greater fire damage to the home. 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 needs to be completely checked before re installation of another Growatt inverter.

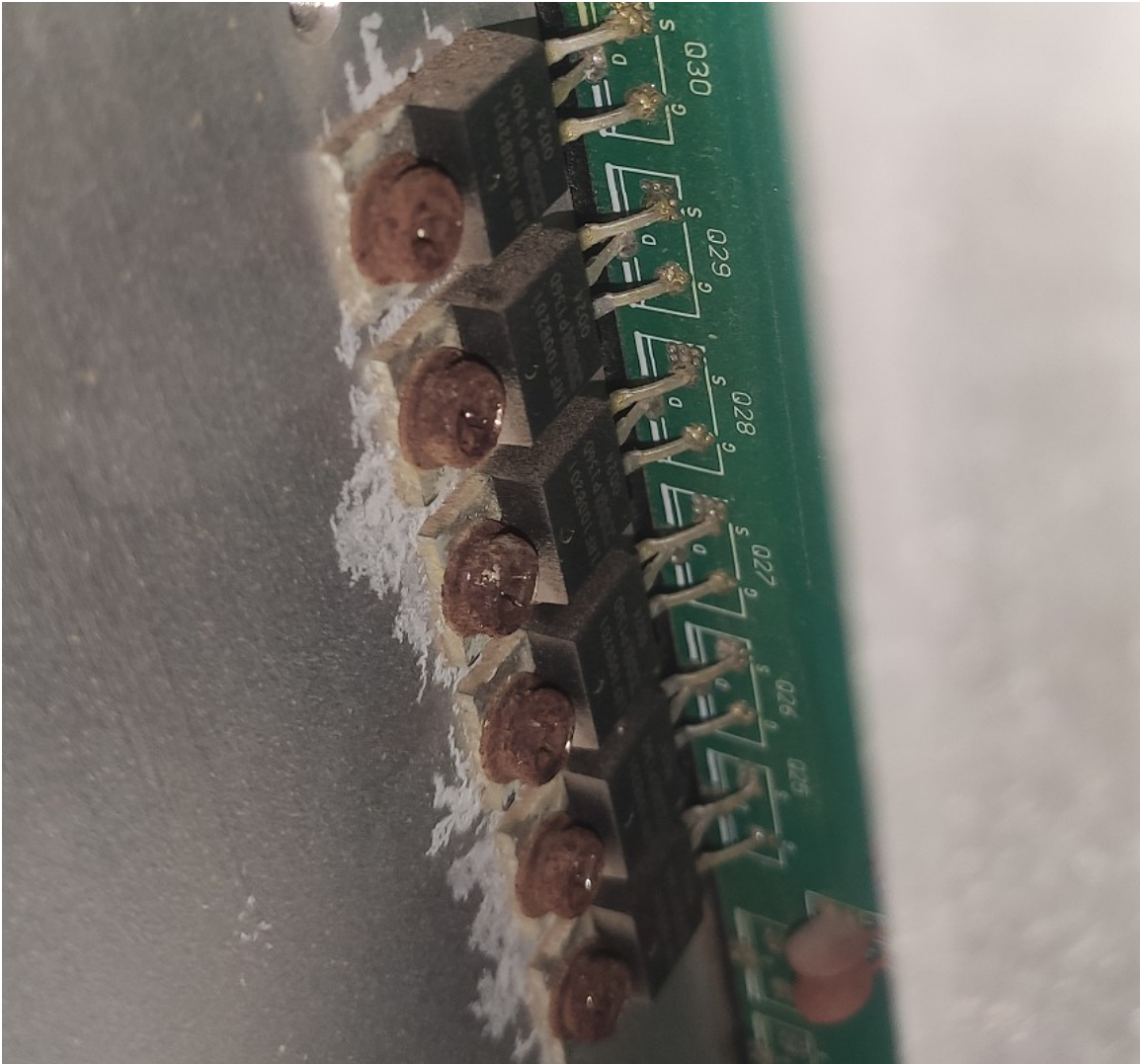
IMAGE SHOWS SHORT CIRCUIT TO HOUSE GROUND. 67ohms



Making matters again worse, it appears what was installed are proprietary components, meaning, in order to get the batteries working, they must be connected to a compatible solar inverter that talks to the battery bank, meaning it must be a Growatt inverter, and surprise here everyone, Growatt does not make an environmentally suitable 240 / 120 volt solar inverter for these applications. Because of this the system as a whole was designed wrong, is faulty, dangerous and a safety liability. I was hoping my team could quickly compile a CAN bus protocol to allow the batteries to work, and there are difficult work arounds available, but to be blunt, am not willing to waste resources fixing someone else's problem when there has been so many red flags as a home owner and investor.

This also means the inverters will fail continually, potentially start on fire, and will be rusting inside and out due to them being improperly rated.

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





I am not going to discuss and start pointing fingers between Gran Pacifica and Solaris. Whoever made the call on installing these made the improper call, but I have suspicions outlined below as to who this issue lays squarely on since quotations from solar companies include harsh operating environment equipment. Also, seeing as my system is within the warranty period, who's fault it is, or who is honoring warranty for an improper system, and both companies pointing fingers at each other claiming it is the other companies issue, seems suspect. It is clear however that this now requires correction from a safety, and a usability standpoint. This can be cooberated 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 to meet proper safety standards and proper run time. The new components installed are proper rated IP66 outdoor devices.

9:54 AM

...0.1KB/s .llll 64



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

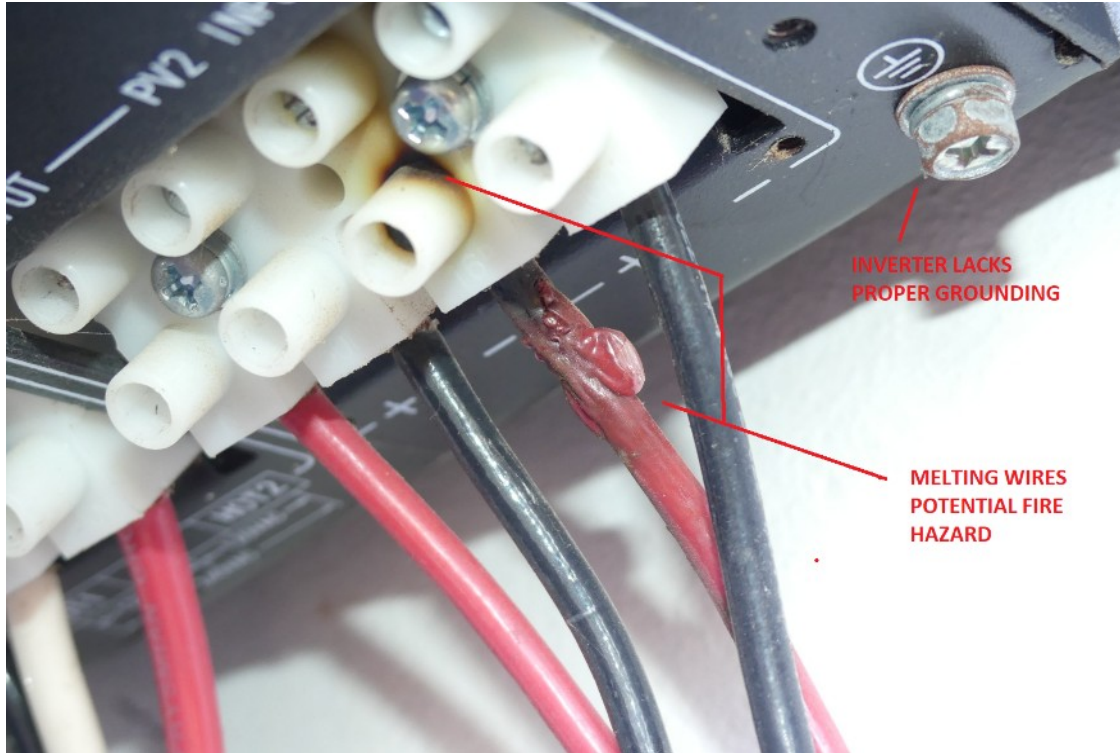


As Mike, and previous employee Moises and I discussed, these solar systems really require a qualified engineer to design, spec, and qualify before implementation in mass. I personally warned Moises and Mike Cobb that these systems had problems, that my recommendation was at that it would be wise for me to qualify them as they had issues and were undersized and wrong to start with. Ladies and gentlemen, the \$1000 dollars I would have made qualifying a system is inconsequential to me personally. It is a token gesture, appreciation and acknowledgement. In my years of running a successful company, if a company, or individual, is unwilling to pay \$1000 or \$2000 for qualification on such a large project, they really don't appreciate, or respect said opinion or persons experience, so its best not to move forward. That said, I let Gran Pacifica handle the details, which is now an unmitigated disaster from an investor / home owner standpoint.

What was it Moises said Mike? "I don't know what I am talking about". I crossed my fingers, and hoped these solar companies understood and had more of these installations in use and were successful in these environments, but here we are. Not only did Gran Pacifica / ECI ignore probably one of the highest qualified people on the planet in regards to the solar systems being installed. But now they are rather large and problematic community issues, as what was going in was being doubled down on after warning. Gran Pacifica, and ECI ignored my advise as a qualified engineer, and an investor who wants to see Gran Pacifica thrive, and be successful. Why on this planet earth would the management of a company, not heed the warning of an investor who is qualified in the field of engineering, simply ignore sound advice on the matter? To me, it is baffling to be honest. What motive would I have? To make \$1000? But the better question is, what is ECI's and Gran Pacificas motive to ignore sound advice? To make matters worse, these new systems keep compounding problems, and we are now faced with several communities like Milagro Verde, where every system, tries to fix problems from the previous systems, but all have glaring oversights and different problems. From my understanding several failed systems, which are all improper, and which all have several other glaring issues, including loose connections, fire hazards, broken panels, etc. I corrected several items behind closed doors with no thank you, and with this community attitude of seeming ungratefulness and entitlement and is why when it came time to help Lindsay and Derek, I was done with the EVA community members and Gran Pacifica (more on where this attitude stems from later and why it perpetuates as an investor looking in). BTW, Lindsays and Dereks home would have been an easy fix for me, which cost Gran Pacifica a \$2500 battery and still nobody understands the value of getting along and accountability.

In any case, it is also clear my house wasn't the only one with an issue, and others have had similar issues which are being swept silently under the rug. I have heard of potential others from Alejandra which have failed, and another from a community member which also started on fire. I can personally attest to Wolfs system nearly catching on fire as well by using the wrong wire size / gauge, as well as a damaged solar panel as a result while he was living there.


**WOLFS INVERTER LACKS GROUND PROTECTION (DANGEROUS), MELTING WIRES AND TERMINAL BLOCK ALMOST SET ON FIRE DUE TO OVER VOLTAGE ON THE SYSTEM**



Improper wiring on the panels leads to the dangerous over voltage situations on these homes. Many, not just EVA 69, are wired to provide in excess of 150 volts, which is the inverters maximum rated input voltage. This, as indicated in my report, can cause damage to the house, the wires, the inverter, or other components. When electronics are damaged, this leads to potential risk of fire.

Also, this EVA owner had clear problems with his system that Gran Pacifica was aware of, and Gran Pacifica did nothing. As outlined below, along with mine, these systems were incorrectly installed as to not deliver power properly and which would cause problems, but no action was taken.

possible failure of solar systems Asuchillo EVA

MK Meinolf Klemens <Meinolf.Klemens@protonmail.com>  Fri 2023-08-25 7:30 AM

To: moises.hernandez; Thelma Vanegas  
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

VIDEO AVAILABLE OF PANEL INPUT VOLTAGE EXCEEDING SAFE RATED MANUFACTURER SUGGESTED VOTLAGES



MANUAL RATED VOLTAGES CLEARLY STATE PV STRING VOLTAGE WILL NOT EXCEED 145V, YET ABOVE  
 PANEL STRING WAS AT 177

Output Frequency	50Hz/60Hz ( +/-0.3 Hz )	
Inverter Efficiency(Peak)	>85%	
Line Mode Efficiency	>95%	
Power Factor	1.0	
<b>SOLAR CHARGER</b>		
Maximum PV Charge Current	80A	120A
DC Voltage	48V	
Maximum PV Array Power	5000W	7000W
MPPT Operating Voltage(VDC)	60-145V	<b>**MINIMUM 60 volts</b>
Max. PV Array Open Circuit Voltage	150VDC	
Maximum Efficiency	97.5%	
<b>DC Input</b>		
Low DC Cut-Off Voltage (Only Lead Acid)	Default @load<20%: 42.0V; @20%≤load<50%: 40.8V; @load≥50%: 38.4V (Based on Program 21, 40Vdc~48Vdc settable)	
Low DC Warning Voltage (Only Lead Acid)	Low DC Cut-Off Voltage +2Vdc	
Low DC Warning Return Voltage (Only Lead Acid)	>48V	
Low DC Warning SOC (Only Li)	<Low DC Cut-off SOC +5%	
Low DC Warning Return SOC (Only Li )	>Low DC Cut-off SOC +15%	

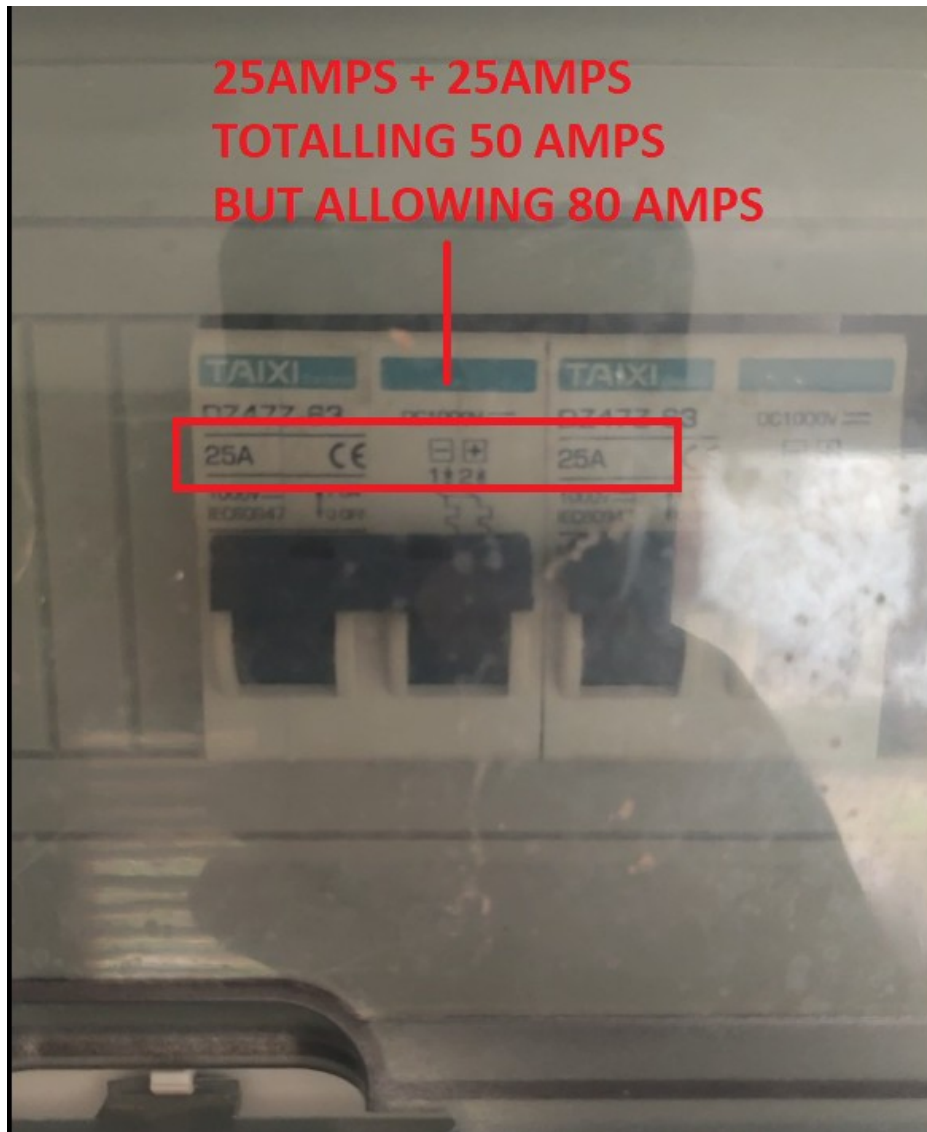
Leading into other issues, before my fire, I noted excessive panel string amperage, with the safety circuit breakers not tripping. It should also be noted that the safety fuses are removed from the panel box, which would have prevented the fire.

Is this gross negligence? Poor management decisions? Both? Whats up here? People don't like being told they are wrong, and are incapable of hearing sound advice? People on top the totem pole don't like some random "gringo" telling them "Hey, lets fix this before it gets really bad?" I am at a loss here everyone. I remember being a young engineer with a bit of a chip on my shoulder, but this is gross, and I mean gross negligence and is 100 percent a re occurring theme.

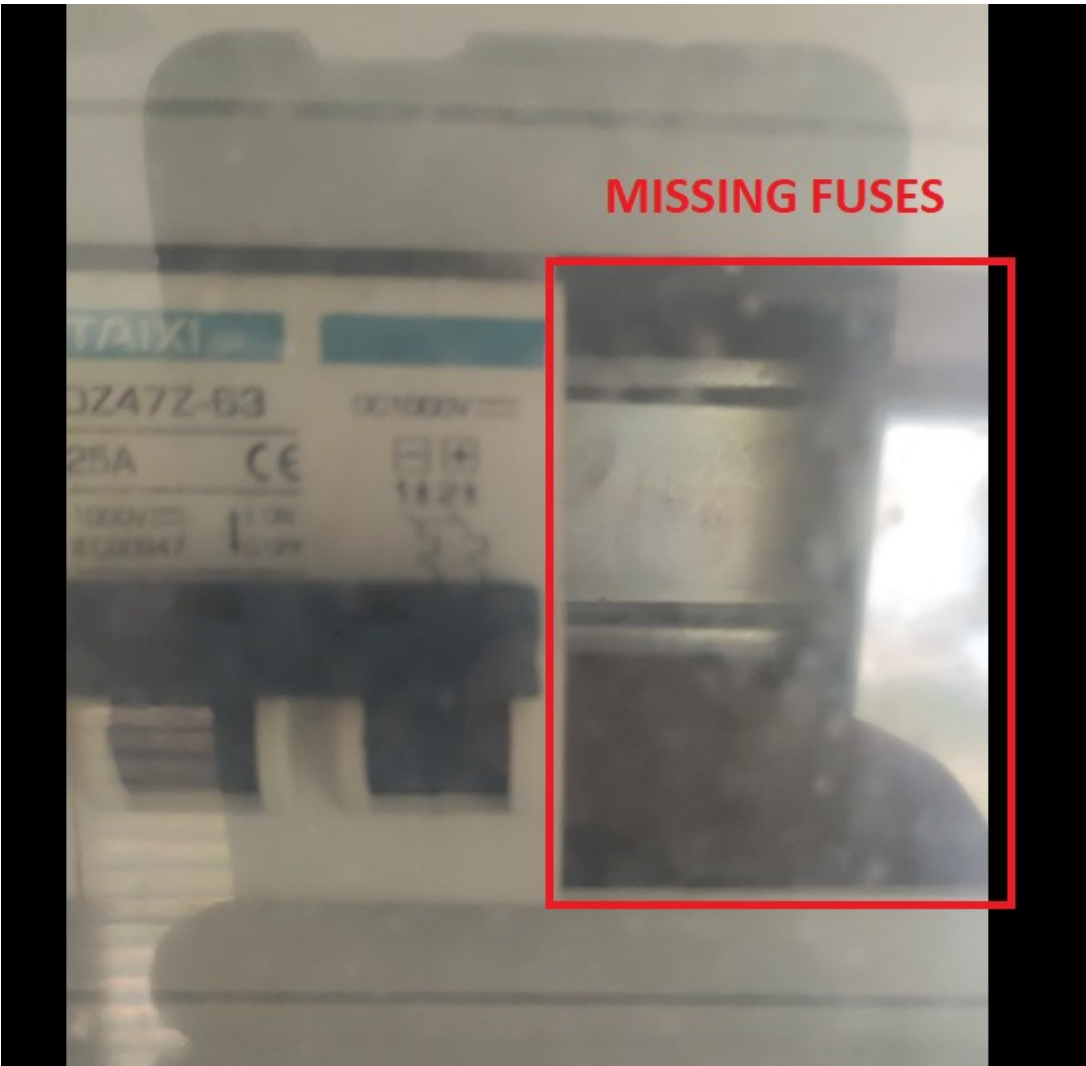
SOLAR PANEL STRING INPUT VOLTAGE 84+AMPS



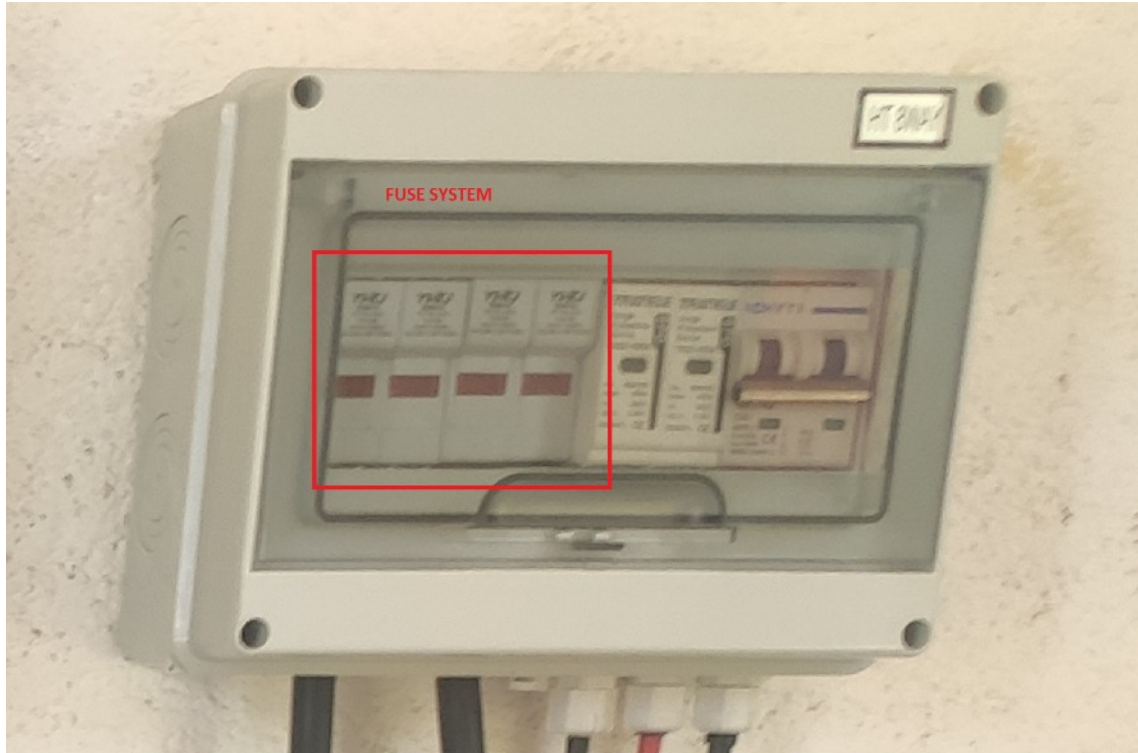
SAFETIES FOR THE STRING TOTALING 50AMPS WITHOUT TRIPPING.



EVA SOLAR JUNCTION BOX HAS FUSES ELIMINATED



PROPER JUNCTION BOX, SAFETY RATED TO NORTH AMERICAN STANDARDS AS FOLLOWS, INCLUDES LIGHTNING ARRESTS AND FUSES



Gran Pacifica was aware of these issues months ahead of time and has done essentially nothing. These issues are dangerous and require attention. Is it negligence? Oversight? This issue also left me stranded without a useable house, I slept 3 nights during the surfer competition in my car, and another 3 nights in Mumbo Tumbo, before finding a home not normally rented. What did I hear from Gran Pacifica? Mostly crickets, and me dealing with Gran Pacificas / ECI's engineering oversights.

While the installed Huawei system in Roberts house is much better, I am not hopeful other items were done correctly. I can see why these companies left out some of the safties, because the systems are designed improperly and would trip those safties routinely, so they just left them out.

A clear example of this are the 20 ampere 240 volt circuit breakers on the air conditioning circuits which call for 15 ampere breakers. So what happens when the air conditioning circuits have an issue? More potential fire hazards?



Breakers are 20 amps.  
That is 4800 watts of  
total power allowance.  
That is over half of the  
power budget of the  
inverter.  
The air conditioner is just  
over 2000 watts  
required.

AIR CONDITIONER NAMEPLATE SHOWS 15 AMPERE SUGGESTED MAX FUSE SIZE, WHICH SHOULD ALSO MATCH BREAKER SIZE. WHAT IS INSTALLED? PAST MAXIMUM RATED AMPERAGE CIRCUIT BREAKERS MAKING EVEN THE AIR CONDITIONING CIRCUITS DANGEROUS.

EACH AIR CONDITIONER USES UP TO 2070 WATTS OF ENERGY, OR 4140 IF BOTH UNITS ARE IN USE. IT IS ALSO BELIEVED THE AIR CONDITIONERS MAY NOT BE PROPERLY CHARGED WITH COOLANT LEADING TO POOR EFFICIENCY, AND LOWER POWER RUNNING, WHICH NEEDS TO BE VERIFIED.

# 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

THE FIRST INVERTERS INSTALLED IN EVA ARE XTENDER 2400 WITH A WATTAGE RATING OF 2000 WATTS EACH, OR 4000 WATTS TOTAL, AND AN IP RATING OF 20, ALSO NOT RATED FOR OUTDOOR USE.

Studer Innotec SA  
Xtender

22 TECHNICAL DATA

Inverter model	XTS 900-12	XTS 1200-24	XTS 1400-48	XTM 1500-12	XTM 2000-12	XTM 2400-24	XTM 2600-48	XTM 3500-24	XTM 4000-48	XTH 3000-12	XTH 5000-24	XTH 6000-48	XTH 8000-48
Nominal battery voltage	12Vdc	24Vdc	48Vdc	12Vdc	24Vdc	48Vdc	24Vdc	48Vdc	48Vdc	12Vdc	24Vdc	48Vdc	48Vdc
Input voltage range	9.5-17Vdc	19-34Vdc	38-68Vdc	9.5-17Vdc	19-34Vdc	38 - 68Vdc	19-34Vdc	38-68Vdc	38-68Vdc	9.5-17Vdc	19-34Vdc	38-68Vdc	38-68Vdc
Continuous power Pcont @ 25°C	650**/950VA	800**/1600VA	900**/1800VA	1500VA	2000VA	2000VA	3000VA	3000VA	3500VA	2500VA	2500VA	5000VA	7000VA
Power 30 min. @ 25°C	900**/1700VA	1200**/2400VA	1400**/2800VA	1500VA	2000VA	2400VA	2600VA	3500VA	4000VA	3000VA	5000VA	6000VA	8000VA
Output current	2.9kVA	2.9kVA	2.9kVA	3.4kVA	4.8kVA	6kVA	6.5kVA	9kVA	10.5kVA	7.5kVA	12kVA	15kVA	21kVA
Short circuit current Ioc	4Aac	6Aac	7Aac	7Aac	9Aac	11Aac	12Aac	16Aac	18Aac	11Aac	20Aac	22Aac	31Aac
Maximum load	3x Output current during 3 seconds												
Maximum asymmetric load	Up to short-circuit												
* Load detection (Stand-by)	Up to Pcont												
Cos φ	0.1-1												
Maximum efficiency	93%	93%	93%	93%	94%	94%	96%	94%	96%	93%	94%	96%	96%
Consumption OFF/Stand-by/ON	1.1W/1.4W/7W	1.2W/1.5W/8W	1.3W/1.6W/8W	1.2W/1.4W/8W	1.2W/1.4W/10W	1.4W/1.6W/9W	1.8W/2W/10W	1.4W/1.6W/12W	1.8W/2.1W/14W	1.2W/1.4W/14W	1.4W/1.8W/18W	1.8W/2.2W/22W	1.8W/2.4W/30W
* Output voltage	Pure sine wave 230Vac (+/- 2%) / 120Vac (1)												
* Output frequency	50Hz / 60Hz(1) +/- 0.05% (crystal controlled)												
Harmonic distortion	<2%												
Overload and short-circuit protection	Automatic disconnection with 3 restart attempts												
Overheat protection	Warning before shut-down – with automatic restart												
Protection class / transformer isolation	Class II / Reinforced												
<b>Battery charger</b>													
* Charge characteristics	6 steps : bulk - absorption - floating - equalization - reduced floating – periodic absorption												
* Maximum charging current	35A	25A	12A	70A	100A	55A	30A	90A	50A	160A	100A	120A	120A
* Temperature compensation	With BTS-01 or BSP 500/1200												
Power factor correction (PFC)	IEC 61000-3-2												
<b>General data</b>													
* Input voltage range	XTS 900-12	XTS 1200-24	XTS 1400-48	XTM 1500-12	XTM 2000-12	XTM 2400-24	XTM 2600-48	XTM 3500-24	XTM 4000-48	XTH 3000-12	XTH 5000-24	XTH 6000-48	XTH 8000-48
Input frequency	150 to 265Vac / 50 to 140Vac(1)												
Input current max. (transfer relay) / Output current max.	16Aac/20Aac						50Aac/56Aac						50Aac/80Aac
Transfer time (LPS)	<15ms												
Multifunction contacts	Module ARM-02 with 2 contacts as option			Two independent switchover contacts (potential free 16A-250 Vac / 3A-50Vdc)									
Weight	8.2 kg	9kg	9.3 kg	15 kg	18.5 kg	16.2 kg	21.2 kg	22.9 kg	34 kg	40 kg	42 kg	46 kg	46 kg
Dimension h x w x l (mm)	116x210x310	110x210x310	110x210x310	133x322x466			133x322x466			230x300x500		230x300x500	
Protection index	IP54						IP20						
Conformity	Low voltage directive (LVD) 2014/52/EU; IEC 62109-1 – IEC 62109-2 – IEC 62041-1 – IEC 62477-1												
Operating temperature range	Electromagnetic Compliance (EMC) Directive 2014/53/EU; IEC 62040-2 – IEC 61000-3-2 – IEC 61000-3-12 – IEC 61000-6-2 – IEC 61000-6-4												
	-20 to 55°C												

EXPANDED VIEW OF WATTAGE RATINGS EACH UNIT. HOMES HAD TWO UNITS AT 2000WATTS EACH FOR A TOTAL OF 4000 WATTS OF PROPER RATED CAPACITY MEANING THIS SYSTEM IS NOT PROPER FOR RUNNING TWO AIR CONDITIONING UNITS AT THE SAME TIME, LET ALONE THE REST OF THE HOUSEHOLD. WHO VALIDATED THIS INSTALLATION? WHAT ENGINEERING DATA WAS USED? DOES GRAN PACIFICA HAVE A POWER REPORT ON THE INSTALLATION? HOW WAS THIS OK'D OR WHO OK'D IT?

	XTM 2000-12	XTM 2400-24	XTM 2600-48
Vdc		24Vdc	48Vdc
17Vdc		19-34Vdc	38 - 68Vdc
	2000VA		
	2000VA	2400VA	2600VA
	4.8kVA	6kVA	6.5kVA
	9Aac	11Aac	12Aac

EXPANDED VIEW OF IP RATINGS, NOT RATED FOR USE IN AN ENVIRONMENT WITH BUGS, HIGH CONDENSATION, OR POTENTIAL WATER INTRUSION.

XTM 1500-12	XTM 2000-12	XTM 2400-24	XTM 2600-48	XTM 3500-24	XTM 4000-48	XTH 3000-12	XTH 5000-24	XTH 6000-48	XTH 8000-48
IP20									

Can we get information on who OK'd, tested, and came up with the numbers for why these systems were used to power a household where just the two air conditioners are rated for a required 4140 watts of continual use? Also, nobody thought that water ingress under the doors would evaporate and create a high condensation environment and potentially cause problems with the inverters?

What am I to do? Inform citizens of the more glaring and pressing issues with their solar systems and homes here, or are there proper resolutions in the works? We have to come to some agreement here ASAP as it now seems I am now paying for ECI's negligence out of pocket.

Ladies and gentlemen, I have some of the most qualified experience on the planet, but Gran Pacifica refuses to allow an investor who had vested interest to help GP, design a proper solar system for less money (what did I personally quote to you Valeria? \$10,500, for the Perico solar setup and what is GP spending on solar systems? Because I have the quotes for \$24,000 and \$30,000+ for each home? I contacted Technosol directly for the following quotes.

### MY QUOTE TO VALERIA

Mark Lepore

To: Valeria Espinoza

 Reply  Reply all  Forward  

Fri 2024-01-26 4:59 PM

If interested, prices currently reflect free shipping to nica. Not sure how long that will last.

575 watt panels \$189ea

5200 watt solar inverters which can do 220v and 110v for EVA \$1999ea

48v 100ah lithium batteries \$1999ea

3 lithium batteries, 12 panels \*6900 watts, inverter 5200 watts, less install, wiring, connectors, and junction boxes

TOTAL - \$10,268USD + IVA

I would have to source the wire, connectors, etc., if interested.

Approximate cost is \$1500

You would have to find a third party electrician for installation. I am happy to co ordinate to help with proper install.

All include 1 year warranty from manufacturer defects.

Regards,

Mark



TECNOSOLUCION S.A.

RUC: J0310000012806  
Km.2 Carretera Norte,  
Donde fue la PEPSI 1.5C al Lago  
Managua Nicaragua  
Teléfono: +505 2251-5152  
Website: tecnosol.co

# Cotización

# COT-006259

Cliente:  
**Mark Lepore**  
Atención: Mark Lepore  
RUC/Cédula:  
mlepore@hotmail.com

Fecha : 17 feb 2023  
Vendedor : Vladimir Delagneau E.  
Moneda : Dólares

Asunto :  
5.52kWp solar system & 15kWh ESS.

#	Artículo & Descripción	Cant.	Precio	Total
---	------------------------	-------	--------	-------

#	Artículo & Descripción	Cant.	Precio	Total
8	 KIT DE ACCESORIOS ELECTRICOS (VARIOS COMPONENTES) SKU : 06-08-0129 KIT DE ACCESORIOS ELECTRICOS (VARIOS COMPONENTES)	1.00 Und	2,700.00	2,700.00
9	 SERVICIO DE MANO DE OBRA POR INSTALACION SKU : 09-01-0001 SERVICIO DE MANO DE OBRA POR INSTALACION	1.00 Und	1,400.00	1,400.00
Subtotal				21,150.00
Exento de IVA (0%)				0.00
IVA (15%)				2,812.50
<b>Total</b>				<b>USD23,962.50</b>

What is the reasoning here? Is this is a glaring oversight? Poor utilization of investor money, or a poor purchasing system with glaring holes, and loose spending of investor money? Is there anything else I am missing? How about why I am getting quotes for what is environmentally suitable, and hitting north

american standards, without having to ask these companies, but Gran Pacifica is choosing the system not rated for the environment? That likely means it wasn't the solar companies fault these systems got put in incorrectly, it is squarely Gran Pacificas oversight for choosing the improper option, which are fire hazards, with less safeties, and improper ratings. I don't know if I am correct or not, but it is clear this needs investigation. Which should also be discussed to verify.

This was suggested by Technosol, which is rated properly, so why was an IP20 rated device installed for Gran Pacifica EVA homes?

Vladimir Delagneau <vladimir@tecnosol.com.ni>

To: You

← ↶ ↷ → 🗃️ ⋮

Fri 2023-02-17 4:39 PM

 COT-006259.pdf  
Downloaded



 COT-006260.pdf  
Downloaded



☑ Show all 3 attachments (588 KB) ☁ Save all to OneDrive ↓ Download all

Hey there Mark

Here I attach two quotations.

One with Victron equipment and another one with a MEGAREVO inverter. The Megarevo R8KLNA is compliant with NorthAmerican certifications, attached the datasheet.

Regards,

Vladimir

### Safe & reliable

- Passed UL 1741:2021, IEEE 1547.1, UL1699B, South Africa NRS097-2-1:2017 test certification;

### Friendly & flexible

- Support multi-machine parallel connection;
- Support multi-machine parallel mode sharing a battery pack;
- Single-machine load capacity 100A;

### Economical & efficient

- Support parallel SOC equalization control and parallel current sharing control;
- Using split-phase topology and eliminating the transformers, to make the system efficiency higher;
- Support the diesel generator and the grid access at the same time;



General data				
Max. efficiency	≥98.2%			
North american efficiency	≥97.2%			
Ingress protection	IP65/NEMA 3R			
Noise emission(dB)	<25	<29	<29	<29

My suggestion, which is similar to the Huawei which was used on the latest models.

DC reverse polarity protection	Yes						
DC Switch	Yes						
AC/DC surge protection	Type II / Type II						
Insulation resistance monitoring	Yes						
AC short-circuit protection	Yes						
Ground fault monitoring	Yes						
Grid monitoring	Yes						
Anti-islanding protection	Yes						
Residual-current monitoring unit	Yes						
String fault monitoring	Yes						
AFCI protection	Optional						
General data							
Dimensions (W / H / D)	425/387/147mm	425/387/147mm	425/387/147mm	425/387/147mm	425/387/178mm	425/387/178mm	425/387/178mm
Weight	12.5kg	12.5kg	12.5kg	12.5kg	14kg	14kg	14kg
Operating temperature range	- 25°C ... +60°C						
Nighttime power consumption	< 1W						
Topology	Transformerless						
Cooling	Natural convection						
Protection degree	IP66						
Relative humidity	0~100%						
Altitude	4000m						
DC connection	H4/MC4(Optional)						
AC connection	Connector						
Display	OLED+LED/WIFI+APP						
Interfaces: USB/RS485/WIFI/GPRS/LAN/RF	yes/yes/Optional/Optional/Optional/Optional						
Warranty: 5 / 10 years	Yes/Optional						
CE, VDE0126, Greece, EN50549, C10/C11, ITC C 15-712, IEC62116, IEC61727, IEC 60068, IEC 61683, CE0-21, N4105, TOR Erzeuger G98/G99, G100, AS4777, UNE217001, UNE206007, PO12.2							

## 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).

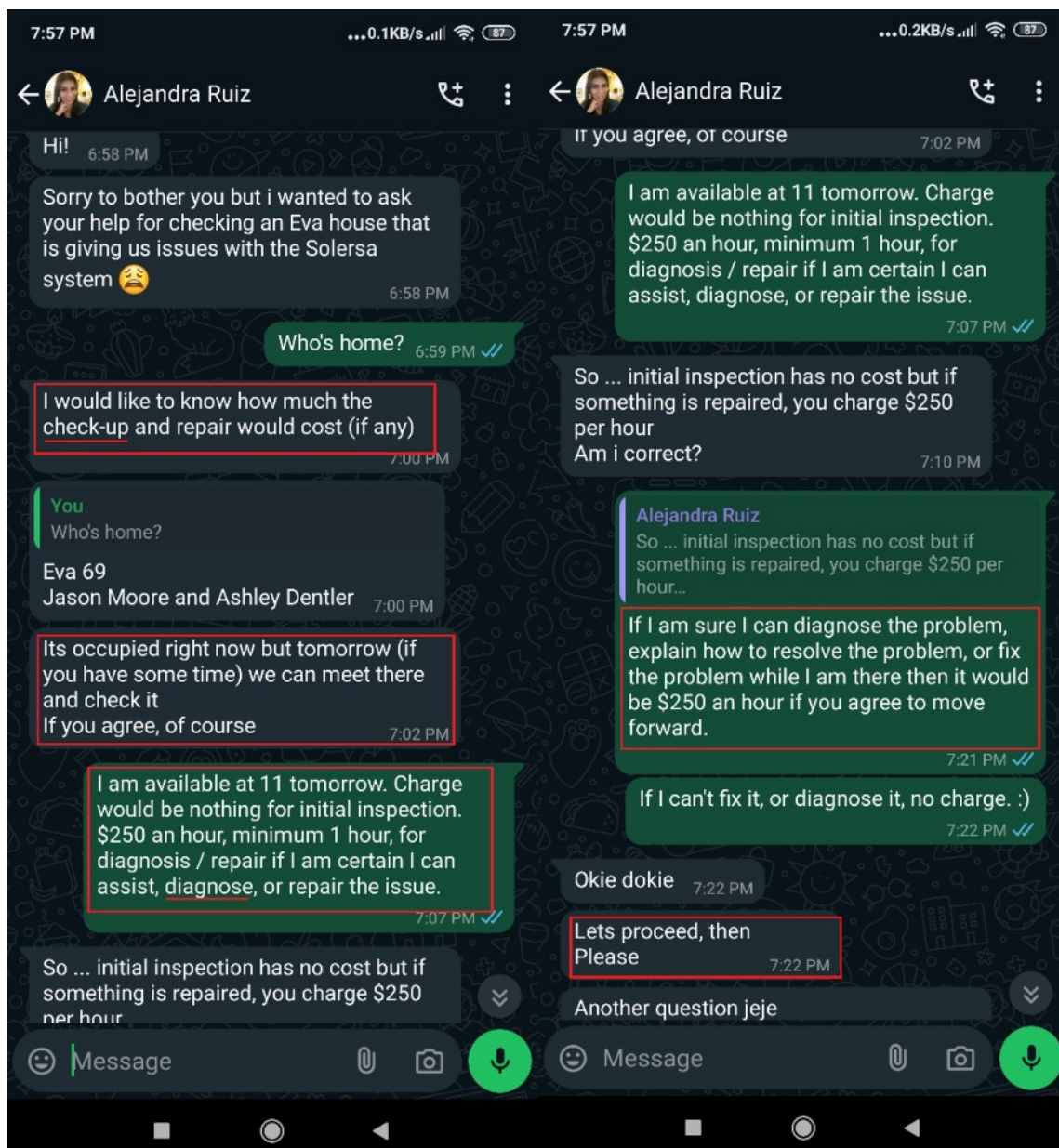
Highly suggest replacing IP20 equipment, with equipment IP44 or higher. If not, appropriate screens and protection should be provided for solar electronics.

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.

As another note, my paperwork on EVA 69 provided to Gran Pacifica as a contractor was for "diagnosis". It 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 in the homes

for the last several months. The report contained some obvious oversights, but was not a comprehensive "this is what is needed in this environment for proper safe running" report. It was what was requested "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 Gran Pacifica free of charge, which raises other questions. Did Gran Pacifica use my report to improve on the system, didn't pay me for said report, which is now past due, and are now making the cardinal engineering sin of believing they have all the information they need to make qualified decisions on the latest solar installation?

Alejandra agreement for work to diagnose or correct issue. Diagnosis was provided for a fee, as well as issues with the type of system installed were provided free of charge. (complete technical report available for review)



Unpaid invoices (full invoices available 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



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

 Mark Lepore

To: Mike Cobb; Valeria Espinoza; Alejandra Ruiz

Wed 2024-02-21 3:37 PM

← Reply   ← Reply all   → Forward      

MEXCIB (11/13/24)		MEXCIB (11/13/24)	
PROYECTO	4576	PROYECTO	4576
ACTIVO	4576	ACTIVO	4576
ESTADO	45	ESTADO	45
FORMA DE PAGO	075	FORMA DE PAGO	080
VALOR UNITARIO	10000	VALOR UNITARIO	10000
VALOR TOTAL	4576000	VALOR TOTAL	4576000
APORTE DEL CLIENTE	4576000	APORTE DEL CLIENTE	4576000
IMPORTE	00000	IMPORTE	00000
TOTAL	4576000	TOTAL	4576000

 **Invoice #10\_2 GP EVA 69 WO...** 

7 MB

3 attachments (8 MB)    Save all to OneDrive    Download all

In regards to the work provided to Gran Pacifica about the potentially hazardous solar systems. This does however explain why the systems went from IP20, 4000 watt systems which are underpowered since the air conditioners required over 4000 watts when used in combination. Also why the system was changed due to hazardous operation.

FIRST SOLAR SETUP WHICH WAS IP20 AND UNDER POWERED 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 WAS WELL AWARE OF THE ISSUES WITH THE PREVIOUS INSTALLED SYSTEMS BEING INSTALLED WERE INCORRECT FOR THE USE CASE / ENVIRONMENT





Also a pic from the Huawei setup and look a nice screen to keep out the bug infestations

It is clear from all this GP was listening, but ignored common sense initiative to repair potentially hazardous installations, and refused to request help before the situation escalated.

VALERIAS RESPONSE TO MY CONCERNS ABOUT THE INSTALLATIONS. YET NOTHING DONE ACCORDING TO WHAT I SEE TO CORRECT 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,



The image shows a business card for Valeria Espinoza. On the left is the ECI logo with the tagline "Inspired Lifestyles for Adventurous Souls" and "since 1996". On the right, the name "Valeria Espinoza" is prominently displayed, followed by her title "VP of Real Estate Development" and her areas of expertise: "Real Estate | Hospitality | Investments". Contact information includes her email "valeria.espinoza@ecidevelopment.com", phone numbers "+505-8100-3834" and "+505-2254-7600", and the website "www.ecidevelopment.com".

This, unfortunately, leads into other issues. 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 hydraulicist, 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 ISOLATE, AND HELP CORRECT ELECTRICAL ISSUES, NOTHING DONE

ECI **electrical**.



Mark Lepore

↶ Reply ↷ Reply all ↷ Forward 🗃️ ⋮

To: Mike Cobb; Peter Juergens; Valeria Espinoza

Wed 2024-01-10 5:04 PM

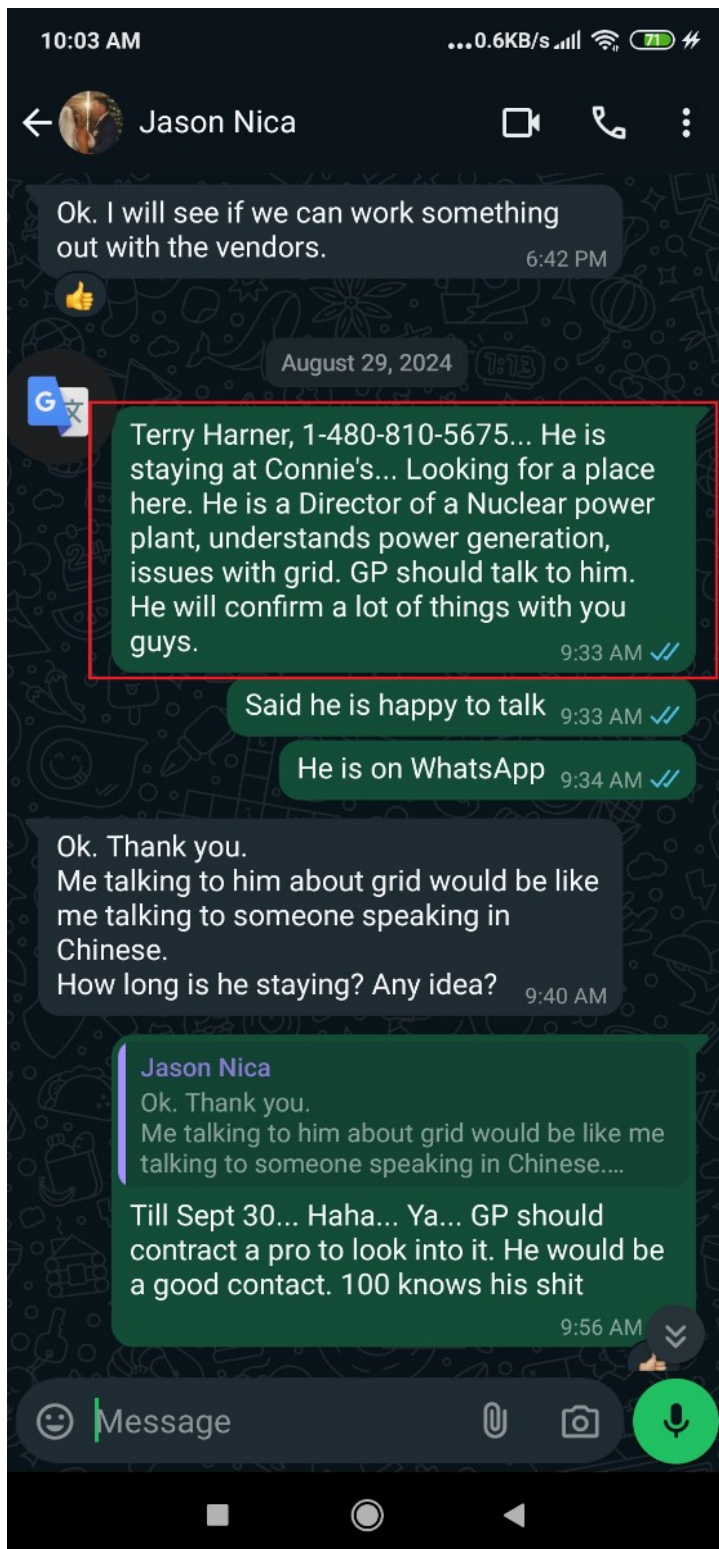
There is a lot to digest here in regards to the grid and **electrical**... so sorry for the long email.

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. 😊

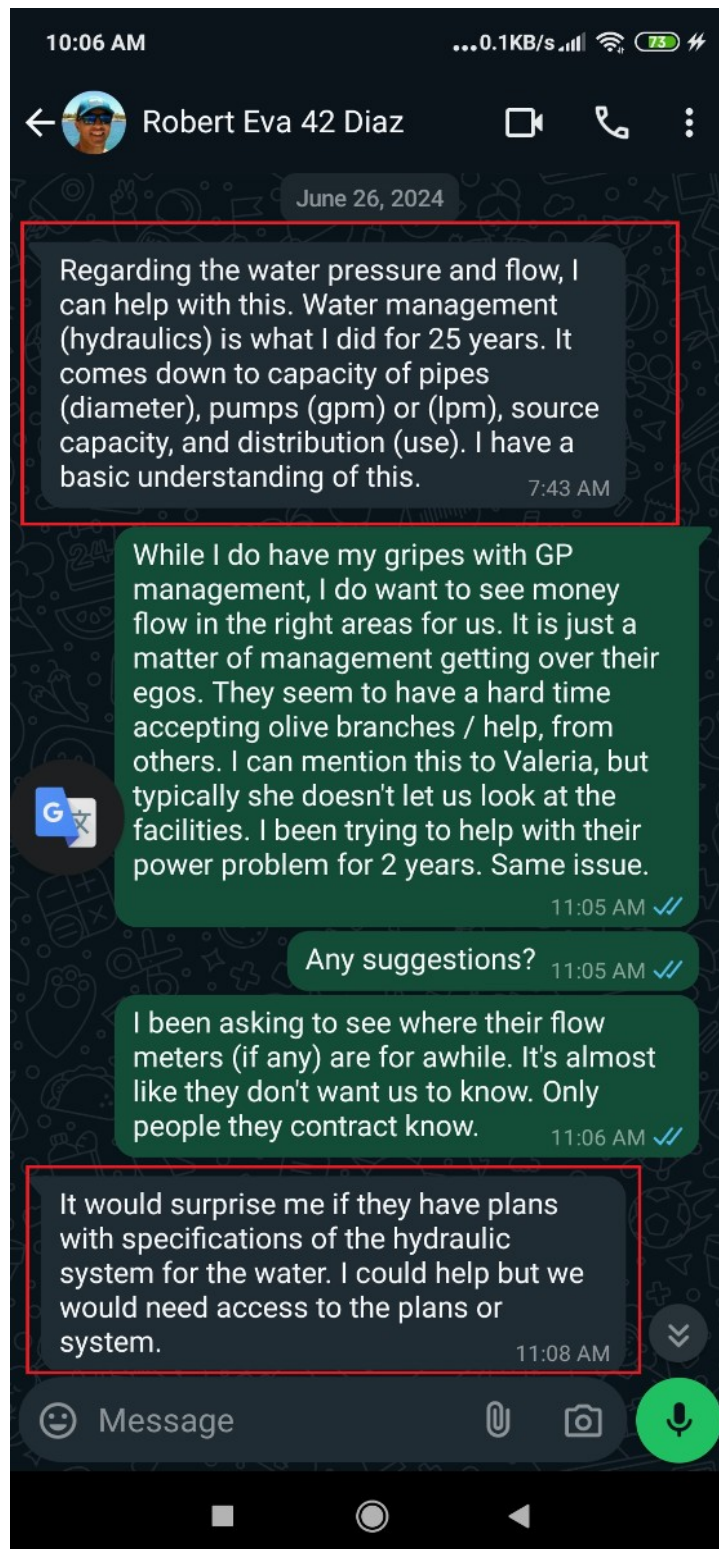
That said, I have been pondering the inrush current problem and the irony of the solar systems / homes being connected at the same time and have come to a couple conclusions. 1) is what we spoke about. When sun down comes, the grid is hit with a massive load and kicks in and out. 2) when sun up comes, 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.

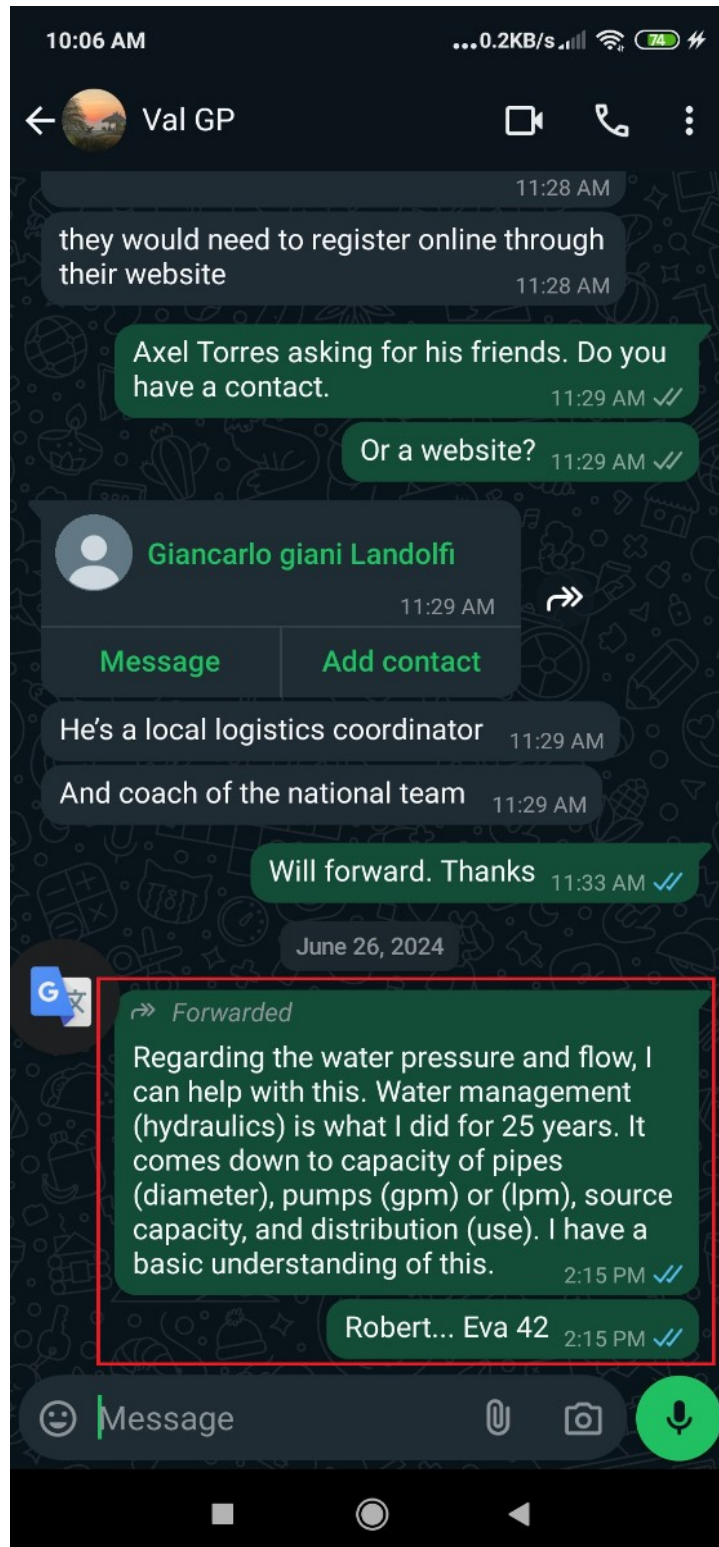
TO JASON



FROM ROBERT



TO VALERIA



What exactly are we doing here? Blowing money recklessly, and diving deeper into failure? Is this an ego issue? Pride? Or is it something else?

As a head engineer, and CEO, I have seen countless times where people who have a little too much information, and a little too much pride and ego. Most people think they have a situation handled, low key gaslight for information, and do exactly as I see here in Gran Pacifica. Take a small morsel of information, claim they suddenly have the last piece of the puzzle, and are now experts who dive back into bad decision making. I warned Patrick Hebert of the same thing I did with Mike Cobb. He also ignored my warning and advice. Patrick didn't listen to my recommendations, and now he has 3 failed inverters according to Steve (Patrick's first sale in front of the Grey Ghost). I knew 5 seconds after looking at Steve's home those solar systems would fail. Everyone here seems to be a "professional"? I also fixed Patrick Hebert's electrical problem with his customer's new house because the home owner asked me to help. Patrick claimed no problems... yes... in fact there were problems. Yes, I also did that gratis, and what did I get for it? A thanks? An appreciation from Patrick? No sir, what I see in this world are ego driven decisions at the top, arrogance, and entitlement issues. Or am I wrong? Hmm... funny that would be the case with mindset developed here in Gran Pacifica after explaining what was transpiring correct? Where does that stem from? Management? Surfers complaining and getting away with harassing and being abusive to guests and customers, leading to entitlement? Or maybe both running wild with no inspection, oversight or accountability? This all sounds like people who even when confronted with the best in the world, will not step down. So much for successful investors working together for success? Because I don't see a willingness for ECI to take any of our knowledge seriously based on the lack of responses, and ignoring our advice, as well as local professionals. Or am I also incorrect about that?

On Patrick's homes... who is overseeing and OKing the build on those homes? Nothing validated? You don't just put plaster over styrofoam. If those houses don't hold up, that entire area is going to be community ghost, not just grey ghost. Then who is responsible? Who is overseeing and OKing those builds? As far as I am aware, I raised concerns to both Patrick and Kent and Kent claims you can't shoot a bullet through that styrofoam, but I don't even think he has looked at the foam they are using. Yes, they do build homes with dense polyurethane foam, but it has load capability. The stuff they are using does not, and is plain styrofoam. I try to be nice, but seriously is this all about disposability? Gran Pacifica is just gambling unwisely here? Is this a money dump? Nobody just throws up new houses like what is being done here in the professional world. You need proven test methods, models either in computer generation or actual test model of the homes first. The EVA pre built homes, how many were built using that and why did Gran Pacifica stop? Was a model home / prototype confirmed before build started? Or was money thrown recklessly all at once on the project? Was there any validation of prints, molds, drawings? What I got from the builder is that the walls and other parts did not line up properly. Is this true? Why didn't ECI / Gran Pacifica move forward with the pre builds? It seems a lot more than simply a poor contractor issue and slow work progress.

That attitude seems to be in everything here. Just throw parts and ideas at something and pray, just like all the solar systems? Yes... Solar systems are all handled... (attempt 1 Millagro Verde)... and again

(attempt 2 Millagro Verdes)... and again (attempt 3 Infront of Grey Ghost), and again (attempt 4 EVA underpowered Technosol Systems), and again (attempt 5 Solarsis improperly rated systems), and again (attempt 6 Technosol again with another system which lacks safeties?)... can I hear a 7 and 8 and 9 and 10 before we get qualified assistance? How about a solar array in ISLA? You guys don't know, you simply don't know what you are walking into. Its massive failure in the making. I hate to say it, but based on my experience, Gran Pacifica is at the point of no return and this all cannot be salvaged in my opinion. When you see people indulging in self torture, refusing help, in my opinion, there is no helping that dive off the cliff. The entire thing I see, from my experience, is currently living and breathing engineering nightmare. We had the chance to do it correctly, to test, validate, and engineer model designs, now the entire property is littered with hundreds of thousands of dollars of systems and homes with drastic, obvious, and dangerous problems as outlined above. As an investor... all I wonder is if Gran Pacifica is just a money dump, and that I am now concerned enough to require a deep dive into the papers. Who signed off on all of this? Who is the build and technical staff who thought any of this was OK? Do you think GM contracts a Tier 1 supplier like The Paslin Company without massive oversight about what is going onto their property? Do you realize what a disaster it would be to allow a company like The Paslin Company to have free reign? I have seen both. One system works, the other works loosely and is riddled with problems, and is never a serious company, but are low Tier companies which usually head towards failure. These mindsets only compounds more problems Gran Pacifica is unaware of in the engineering world. Who is going to service unservicable equipment? There are no easily available replacement parts suitable. For example, Growatt, Felicity, and other manufacturers do not officially exist in this country and do not offer proper systems for this environment / style of energy (120/240V)... so the supporting equipment like batteries are trash unless you replace it with the original inverter, which you now know, will fail either via fire, or simply breaking. This all, in my view, really is an actual nightmare on an unprecedented scale. ECI is not thinking about tomorrow, but I already know based on experience keeping this place alive and running on solar does not seem viable. Do you guys know you need standards, technical drawings? What do you have? What are the wire sizes needed, the safeties and the sizes of those safeties? Who specified required safeties? Who do you have organizing them? Where are the technical drawings? Where are the BOMs? How will you service them not knowing how each home is done? Wild and loose? Just unplug everything and pray new parts work? This is just the tip of the iceberg. In my experience, Gran Pacifica is absolutely running in the dark without any of the above. A massive solar array project and remote ISLA community is Gran Pacificas worst nightmare without proper engineering, and then multiplying that times ten. If non of that is available for a home, you want to go commercial without any of that!? Take this message as a glaring warning of the basics of what is missing. It will be invaluable moving forward, but I still require resolution to the intended matters. This message is not from a place of arrogance, hatred, or malevolence. It is experience trying to help you!!! IF GP had listened, I can assure you none of things would now be an issue. That is why you contract proper channels who can be held responsible for their work. How can I be part of ECI or GP when the solution is "listen to the random guy who claims to have qualifications, nobody is responsible, and pray for the best"!?

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, and improper engineering. In my paperwork, and what was promised, vs what was delivered at this point, there are too many glaring, outstanding, and unprecedented problems accumulating which cannot be ignored any further because of safety concerns, and poor construction.

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?

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. The wrong paint was used, and is leaching through the paint, and there is indication inside the house of water leaks. Not just in my home, but in other people's homes. How are we going to address this issue?

CRACKED, MOLDING, AND UNSEALED, ONE YEAR OLD



2024/9/1 12:14

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, with no ventilation. North american standards to prevent mold, is that the soffets and top of the roof are vented to promote airflow, to prevent a large temperature delta, so that humidity does not increase, condense and create mold. There is an air conditioner under a drywall ceiling, and a boxed in roof with tin on top and a beating sun. There is bound to be greater then a 25 degree delta leading up to condensation, mold, and health issues.

COST CUTTING ROOF DESIGN WITH NO VENTS, WHICH CAN LEAD TO MOLD, IS NOT "HIGHEST STANDARDS" AS CUSTOMERS ARE LEAD TO BELIEVE.

**FULLY BOXED IN ROOF WITH NO VENTILATION.  
HIGH TEMPERATURE DIFFERENCE FROM INSIDE TO OUTSIDE MEANING  
CONDENSATION AND MOLD**



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



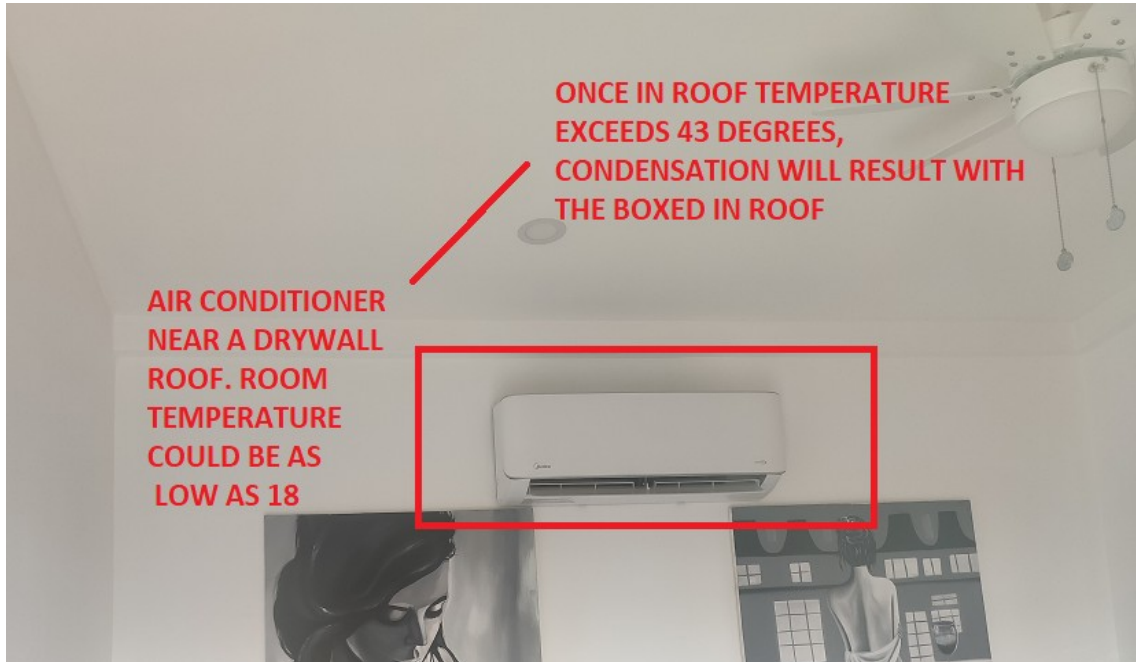
### The Macaw Model

448ft2

A 2 Bedroom / 2 Bathroom Tiny home

\$169,900

+ Furniture & Closing Fees



ROOF RUSTING AND IS ONLY ONE YEAR OLD

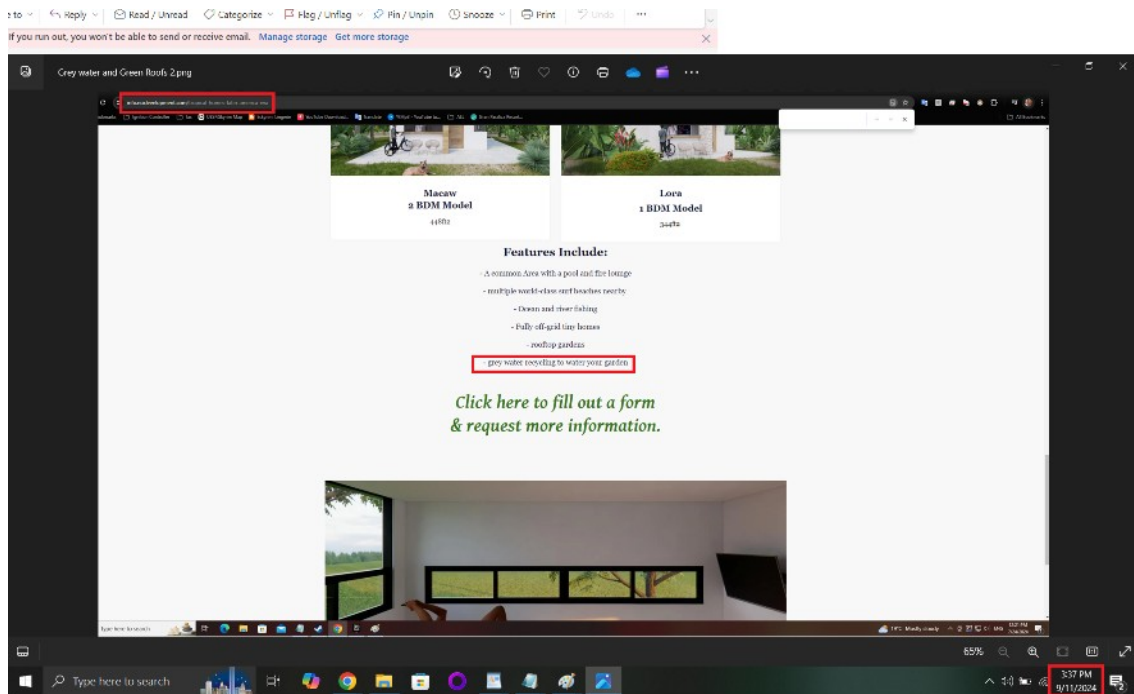


Also, the zinc roofs are rusting, and the entire thing is high maintenance, unlike a solid concrete green roof as was promised in the promotional material. As far as I am aware, there was no notice of the change, reason, or explanation for the change, but was sold on the premise there would be a concrete green roof, which is less maintenance, headache, and issues. When these roofs rust through, it will be a nightmare, and high cost, to remove the solar panels, replace the zinc roof, as well as any damaged drywall inside the home, and then re install the solar panels. Was anyone thinking about home maintenance when this decision was made?

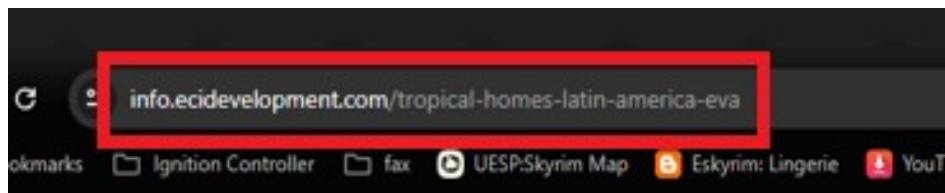
In continuing here. A "completed home" was considered one without a Grey Water system, but please note promotional and advertising material was promoted online and in emails up to and passing the

date 9-11-2024 while being still promoted online. I made countless mentions to management about false advertising of these things years ago, but nothing was done, addressed, or corrected in the promotional material.

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?



EXPANDED VIEW OF SITE

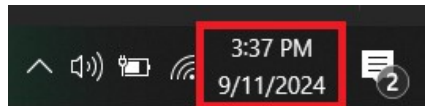


EXPANDED VIEW OF FEATURES

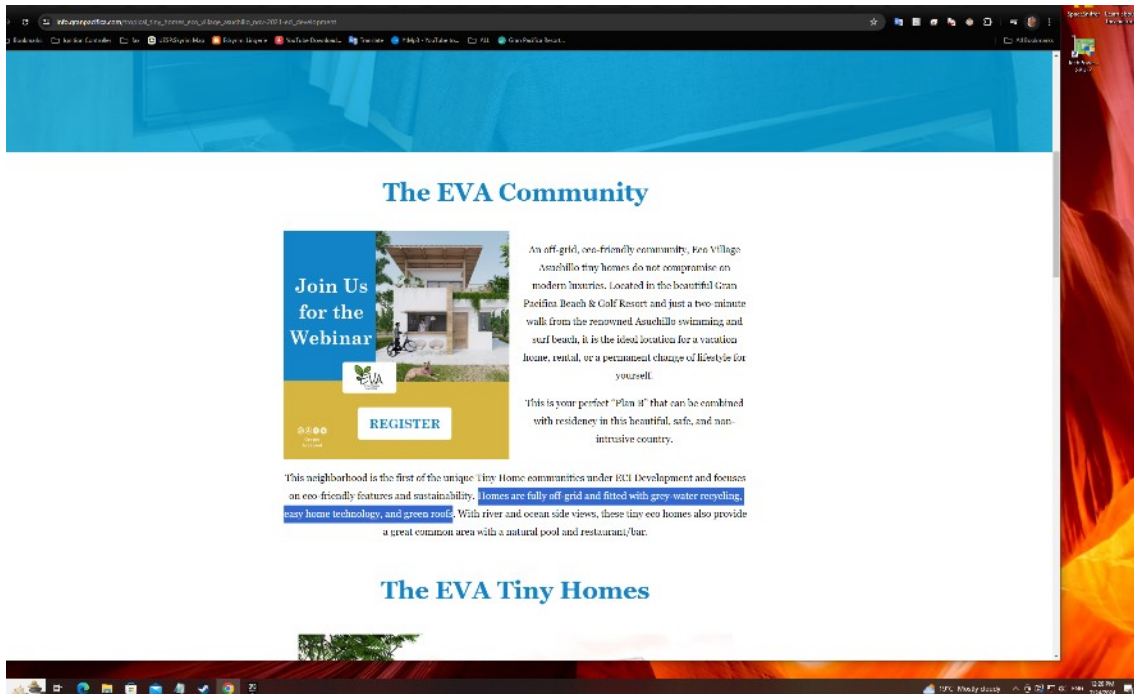
### Features Include:

- 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
    - grey water recycling to water your garden

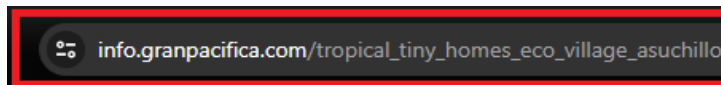
EXPANDED VIEW OF IMAGE TAKEN



SECOND IMAGE OF GREY WATER AND GREEN ROOFS



EXPANDED VIEW OF WEBSITE



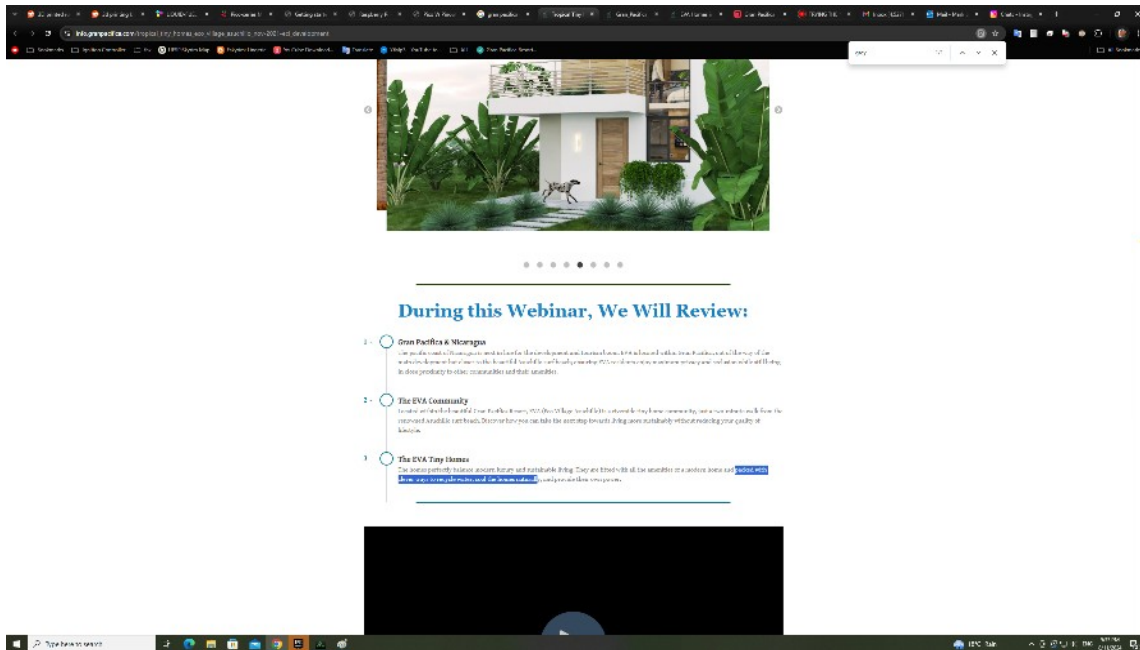
## EXPANDED VIEW OF PROMOTIONAL MATERIAL

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



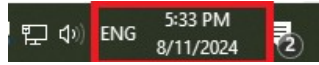
## EXPANDED VIEW OF WEBSITE

[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



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

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

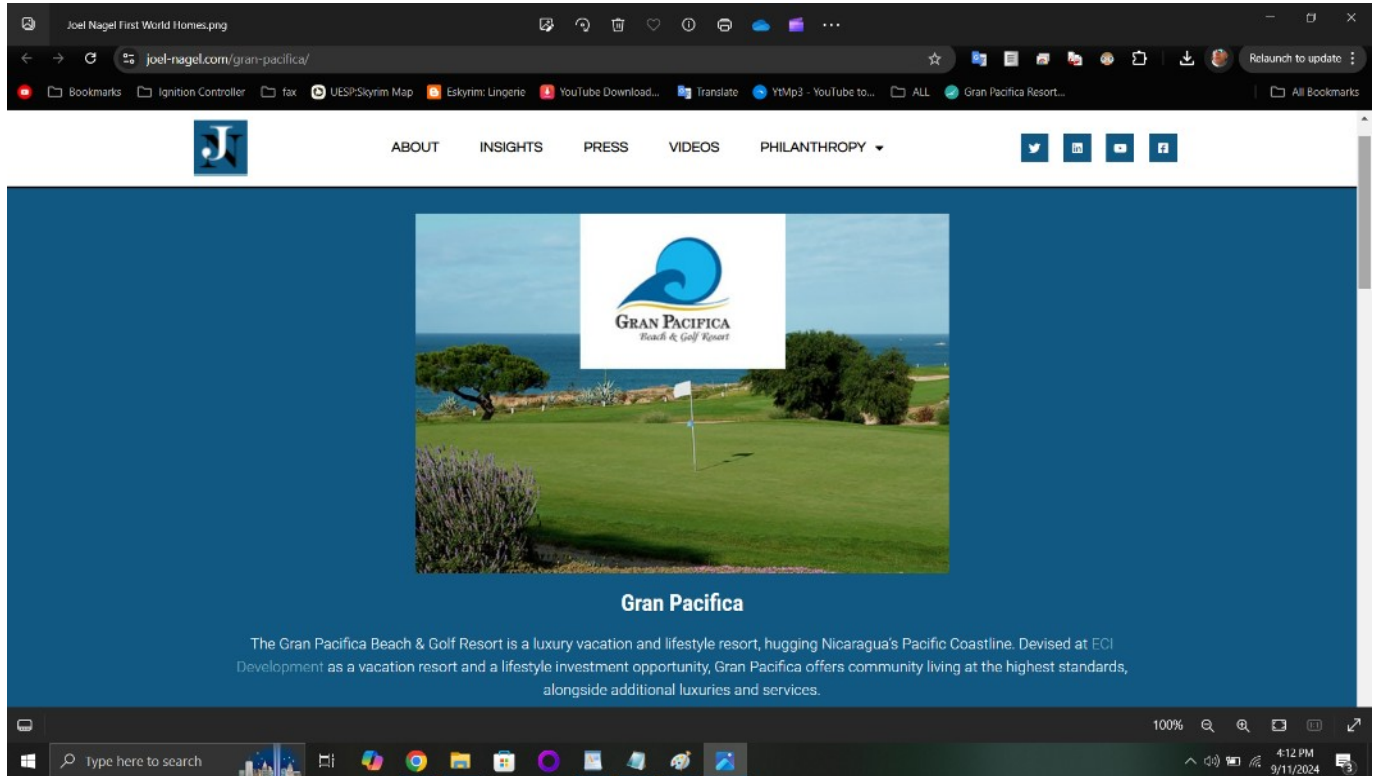
If you're the type of person who is concerned about our environment but also likes the idea of a luxurious home, we developed our "eco-sensible" community. Milagro Verde (Green Miracle) has taken the most practical components of going green and applied them to luxury homes on "right sized" homesites. 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.

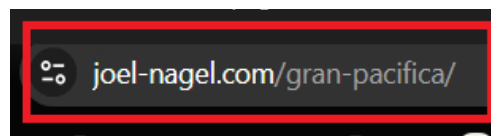


SEVERAL OTHER IMAGES ARE AVAILABLE WHICH ARE PROMOTED ON, AND OFF GRAN PACIFICA WEBSITES IN REGARDS TO GREEN ROOFS, AND GREY WATER SYSTEMS BEING PROVIDED.

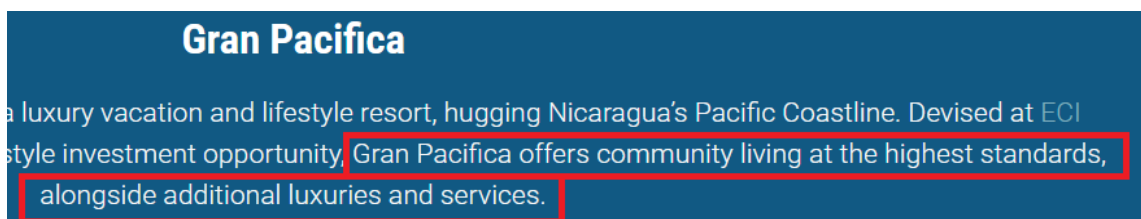
PROMISES OF FIRST WORLD ANEMETIES, STANDARDS AND LIVING ARE NOT MET AND FALSELY ADVERTIZED, INCLUDED, BUT NOT LIMITED TO POOR ELECTRICAL INFRASTRUCTURE, POOR ELECTRICAL STANDARDS, POOR ELECTRICAL PRACTICES, POOR INTERNET SERVICE



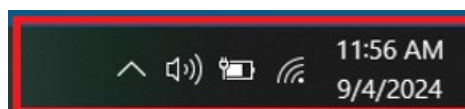
EXPANDED VIEW OF WEBSITE (NOTE JOEL NAGEL IS CEO OF ECI / GRAN PACIFICA)



EXPANDED VIEW OF PROMOTIONAL MATERIAL



EXPANDED VIEW OF DATE TAKEN



JOEL NAGEL CO FOUNDER AND LEGAL ADVISOR

# LEADERSHIP

Delivering Inspired Lifestyles In The Tropics  
For Adventurous Souls | Est. 1996

**MICHAEL COBB**  
Chief Executive Officer and Co-Founder

**JOEL NAGEL**  
Co-Founder and Legal Advisor

**PETER JUERGENS**  
Executive Vice President of Sales & Marketing

**VALERIA ESPINOZA**  
Vice President of Operations

**JORGE ESPINOSA**  
Chief of Staff

**JAVIER CAMARILLO**  
Internal Auditor

**LESLIE LAWRENCE**  
Sales Manager

**MAYRA CHIU**  
Human Resources Manager

**MICHAEL FULLER**  
Marketing Manager

**RICARDO RODRIGUEZ**  
IT Manager

**CHENAY JORDAN**  
International Referral Network Director

**GUSTAVO BARRIOS**  
VP of Construction

**ALYSSA ESQUIVEL**  
Relationships Manager

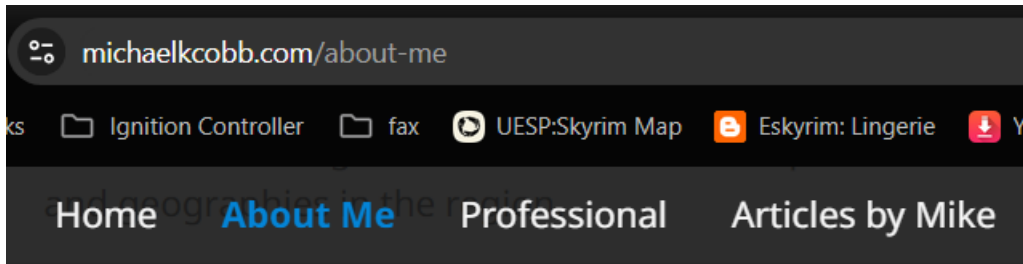
**DWIGHT CRAWFORD**  
Accounting Manager

**DANIEL WILHELM**  
Strategic Operations & Advisory Lead

**RAFAEL URRUTIA**  
Senior Hospitality Manager

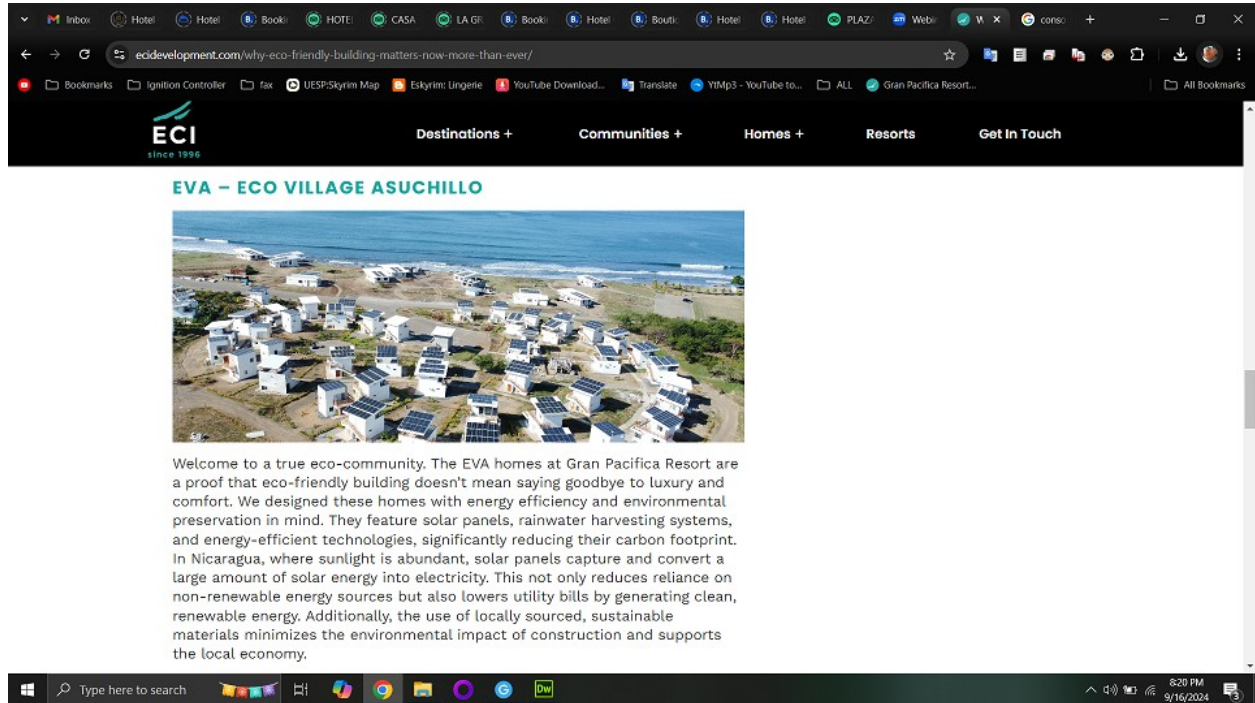
**ECI DEVELOPMENT**

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.







PROMOTIONAL MATERIAL OF GLARING MIS REPRESENTATION OF BATHROOMS, WHAT WOULD BE PROVIDED, WHAT GRAN PACIFICA ATTEMPTED TO PROVIDE ME AS AN INVESTOR, AND WHAT WAS DELIVERED TO THE HOMES

AS ADVERTIZED WITHOUT ANY INDICATION ANYTHING LESS WOULD BE PROVIDED



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 are anything but adequate for proper off grid living and the battery capacities are different in each home, and are also not interchangeable between homes.

Can I be provided a detailed analysis of the battery capacities provided in each home, the power usage in each home during the day, what the battery capacity should be during partial sun days, what is indicated as "proper usage", in each home, and what the calculations were for "full night" usage?

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](tel:+18002903028)  
[US +1 405-205-6063](tel:+14052056063)  
[BZE +501-607-6791](tel:+5016076791)  
[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

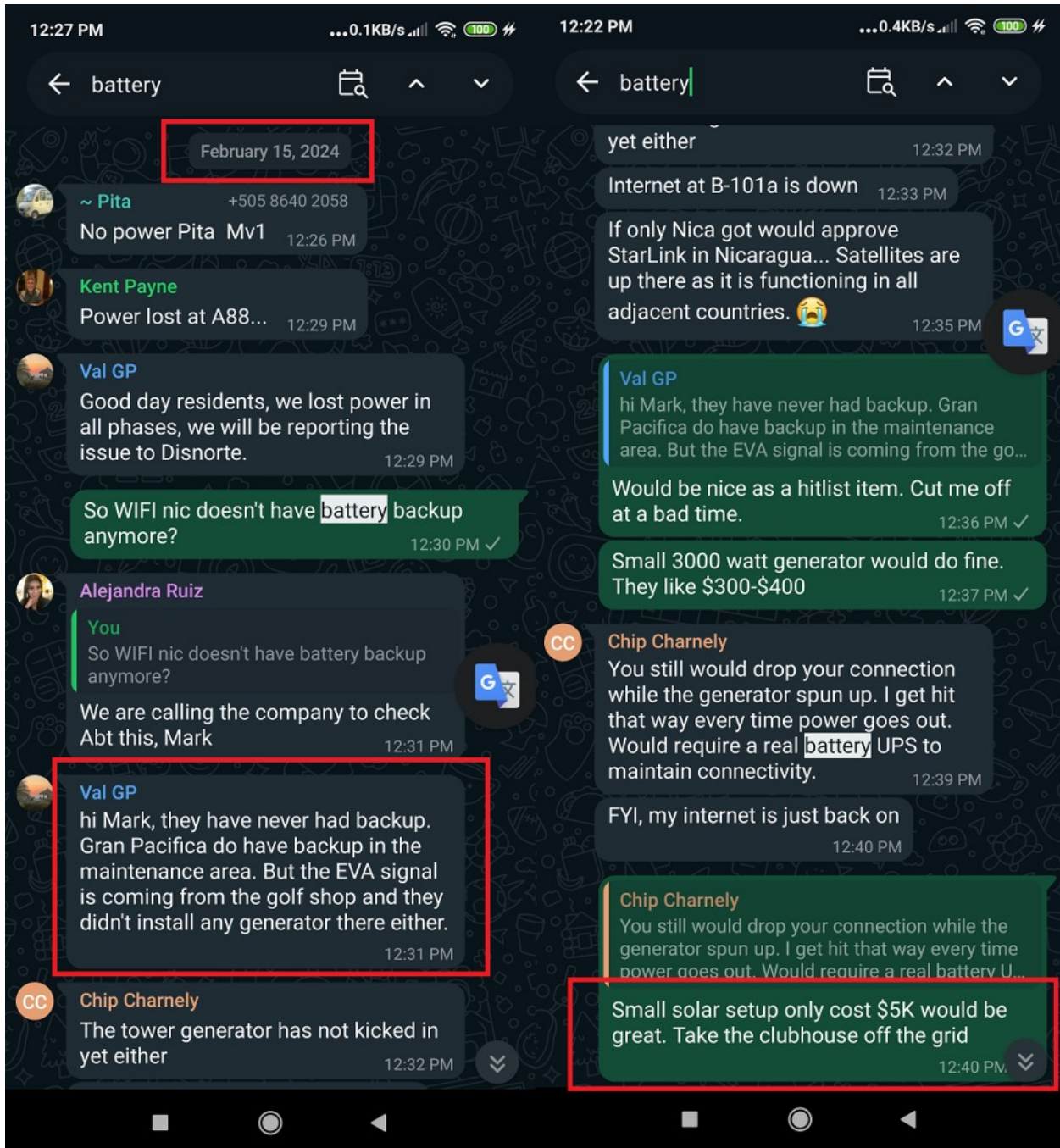
**How close is EVA from the beach?**  
The beach is 0.19 miles from the community, less than a 5 minute walk.

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

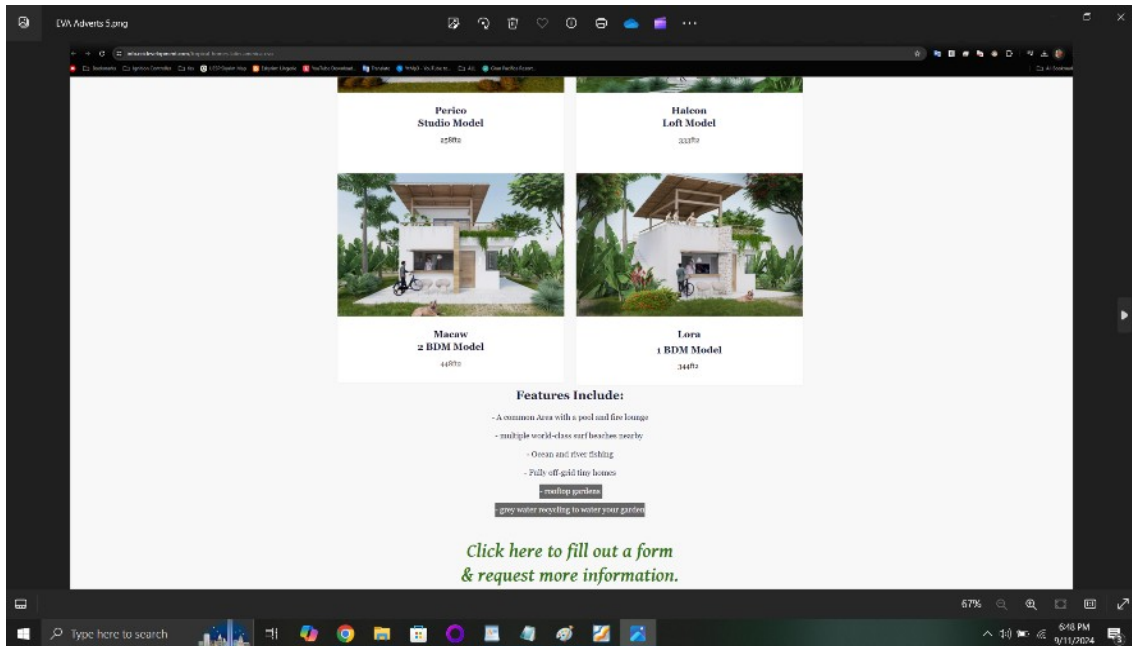
**What is included in HOA?**  
HOA is \$148 US per month and is quite comprehensive, including:

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

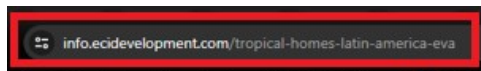
Jim Laird came as a digital nomad and to build a gym. Every day was kicked off calls due to power cycling. As requested by me, the resolution was a power backup at the clubhouse keep power to the internet router at the clubhouse during these power outages. I was completely ignored and as a result Jim left. Who made that decision?



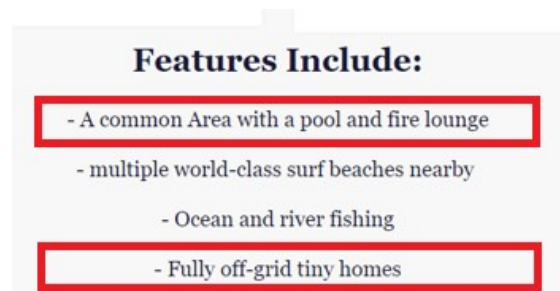
NO DELIVERY OF FIRE / LOUNGE AREA BUT PROMOTED UP UNTIL LATE 2024



EXPANDED VIEW OF WEB ADDRESS




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



FALSE ADVERTIZING OF GYM AND ANEMITIES IN GRAN PACIFICA. GYM AS SHOWN IN PROMOTIONAL MATERIAL DOES NOT EXIST IN GRAN PACIFICA. DECEPTIVE BUSINESS PRACTICES

July Promos at Gran Pacifica!

On 2024-07-01 3:30 a.m., Gran Pacifica Nicaragua wrote:



**Unforgettable Summer Awaits at Gran Pacifica**

July Promos at Gran Pacifica!


### DAY PASS DELIGHT

Dive into our Gran Pacifica pool from Monday to Friday 🏊  
Spend a perfect day in paradise with your family and friends and enjoy all that Gran Pacifica has to offer - get your Day Pass today!

Adult Rate: \$20 + tax  
Children\*: \$10 + tax

\*under 11 years old

[Book Now](#)



### Summer Savings: 30% Off Your Stay

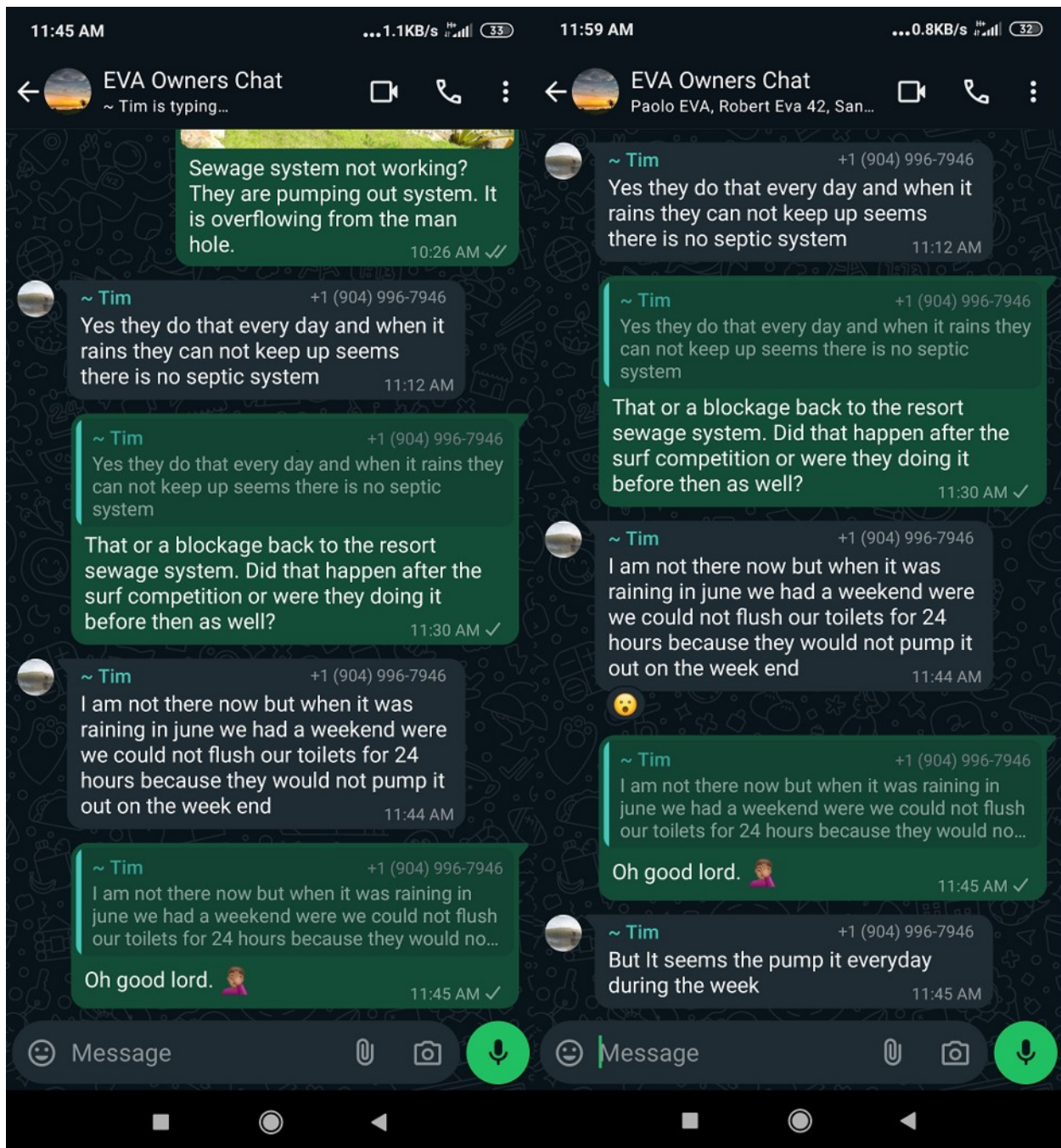
Visit us in July and enjoy a 30% discount on your stay! Our rates include:

- Use of the Gym
- Complimentary Bicycles
- Use of the pool to your heart's content
- **Valid:** Monday to Sunday in July
- **Applicable to:** Momotombo and Costa Dorada condominiums (minimum 2-night stay)

Further safety concerns, the bridge overflows several times a year. If there was a medical emergency, this would be a serious issue as it means potential for someone to be harmed, and Gran Pacifica becomes liable. After 20 years, how was this was 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.



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

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.

The rear doors to the inverter room are coming from the walls and need to be repaired as well. I am baffled as to why I am in EVA for 3 months, away for 4 months, return to the doors coming off the walls, but this is also a glaring build issue.

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.

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?

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 mismanagement, 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



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

⋮

How are private agreements / sales, enforceable by law, and taxes allowed to be paid directly to Gran Pacifica via private agreements on property?

Why is the below considered a legal document as delivered by Daneil? The official paperwork is private agreement only. Why was it so difficult to get Daniel to produce an official public deed, and why was I lied to about what was needed for an official public deed and the time frame required for public deed?

### **Sale - Purchase Contract**

**Home/Lot 7**

**Eco Village Asuchillo (EVA) - Gran Pacifica Resort**

I, **Valeria Veronica Espinoza Aguilar**, of legal age, married, administrator, who identifies herself with Nicaragua identification number 001-281083-0031B, acting in name and representation of the company named GRAN PACIFICA RESORT, SOCIEDAD ANONIMA, a corporation duly formed and legalized under de laws of the Republic of Nicaragua, representation that is accredited by the following legal statements:

- 1) Testimony of Public Deed Number forty three (43) of constitution of a Sociedad Anonima, authorized in the city of Managua, at ten o'clock in the morning (10:00 AM) on the tenth day (10<sup>th</sup>) of April of the year two thousand (2000), before Notary Guillermo Areas Cabrera, and duly registered under the number twenty one thousand, seven hundred and eighty three dash b five (21,783-B5), pages from fifty to sixty (50/60); volume seven hundred and ninety dash b five (790-B5), second volume of corporations with number thirty two thousand and ninety seven (32,097) pages one hundred and ninety five to one hundred and ninety six (195/196), volume one hundred and forty one (141) - from the book of people, both inscriptions made at the public and commercial registry of Managua.
- 2) Testimony of Public Deed Number thirty eight (38) of General Power Of Attorney, authorized in the city of Managua, at six o'clock in the evening (6:00 PM.) on the fourth day (4<sup>th</sup>) of December of the year two thousand fifteen (2015), before Notary Carlos David Castillo Muñiz, duly registered under the number forty nine thousand nine hundred sixty one (49,961), pages three hundred and seven to three hundred and thirteen (307/313), volume five hundred forty four (544), third book of powers (3rd) of the Public Registry of Managua; for purposes of this contract should be known as **"THE SELLER "** and Mark Lepore, represented in this act by Mark Lepore, who is of legal age, marital status: Single, occupation: engineer, who identifies with passport number HK434475, with expiration date: 06 June 2026, country: Canada; resident of the city of Sault Ste Marie, province: Ontario country: Canada, and who acts

We also need to discuss why 13 million was moved out of Gran Pacifica, and is now being called a "Liability". As an investor I would like to know, who got this 13 million dollar payable?

<u>Long-Term Liabilities</u>	
Primary Marriott Loan	\$30,000,000
Secondary Marriott Loan	\$4,000,000
Long-Term Loans	\$4,662,797
<b>Intercompany Payables</b>	<b>\$13,085,030</b>
Severance Provision	\$111,795
<b>Total Long-Term Liabilities</b>	<b>\$51,859,622</b>
<b>Total Liabilities</b>	<b>\$84,094,081</b>

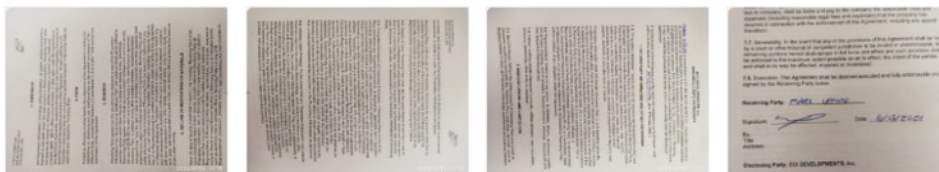
Requests to have access to the financials goes routinely ignored, and has been a month since last requested with no information on when they will be made available for review. These requests other investors have made but are required to sign an NDA as well as have someone present in ECI management to oversee review. Is this actual policy? Also, why has ECI only recently started providing and making financial reports? Why has ECI been asking for investor money, and not producing and making available financial reports?

Mark Lepore

Reply Reply all Forward

To: Alyssa.Esquivel@ecidevelopment.com

Tue 2024-08-13 9:28 PM



Show all 5 attachments (7 MB) Save all to OneDrive Download all

I have included a copy of the NDA for review of ECI **financials**. Can you please forward to me please Alyssa.

Best regards,  
Mark Lepore

## DATING BACK TO 2022 REQUEST FOR HAVING ACCESS TO THE BOOKS, NOTHING DONE

Mark Lepore

 Reply  Reply all  Forward  

To: David Przenioslo

Wed 2022-12-28 5:35 PM

You know what I am thinking... and are on the same page. Things too secretive as they are right now.

Going to re enforce that when he arrives, and suggest you and Brandon maybe make a separate division with access to the books. Both sides keep each other honest.

...

David Przenioslo <David.Przenioslo@ecidevelopment.com>

To: You

Wed 2022-12-28 2:06 PM

Thank you,

I would like to be able to see pricing and make sure we are being fair with clients and also making money for the company/shareholders.

...

Why were the books not made available upon request, nothing done, when books are standard for issuing an IPO?

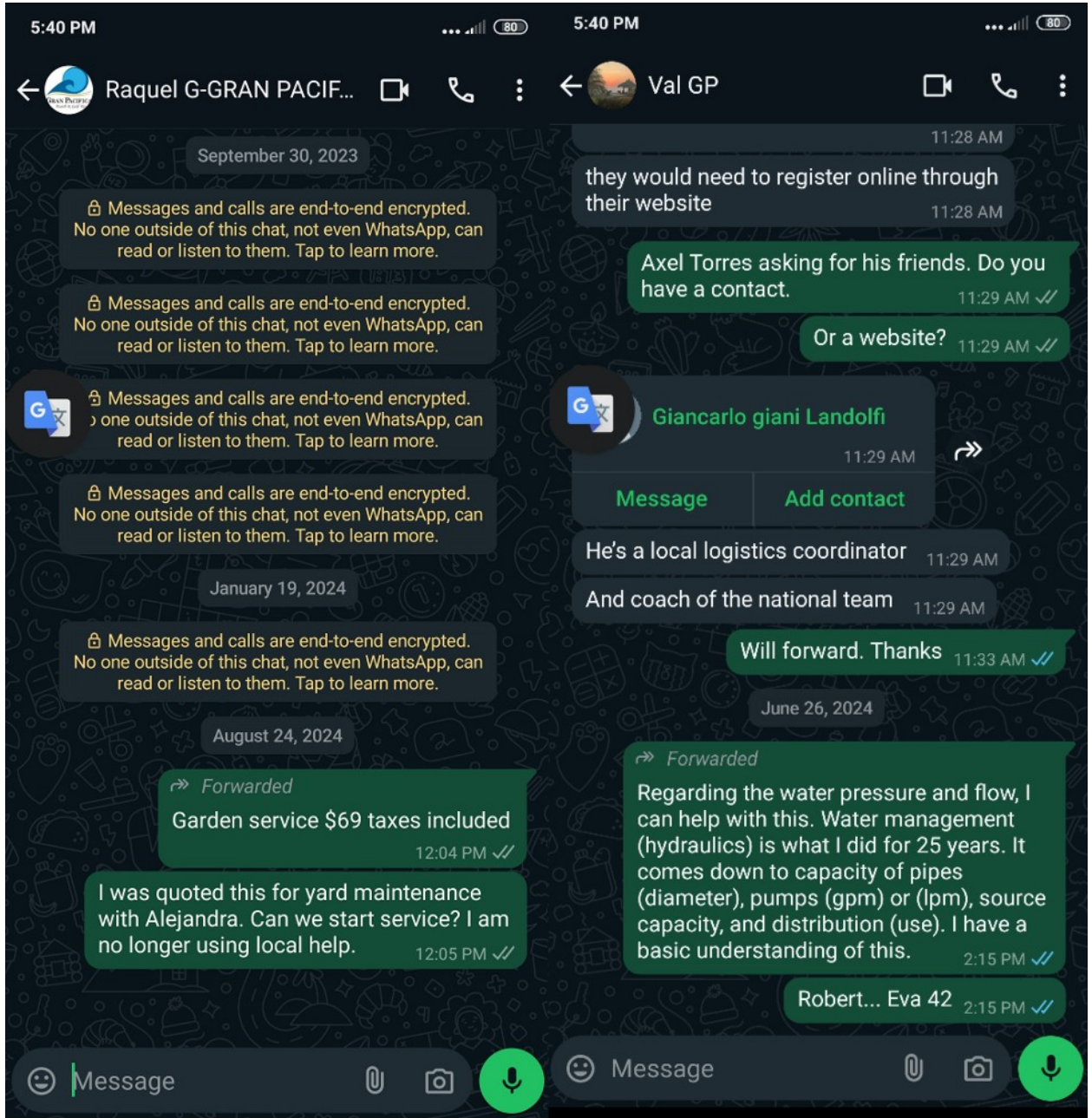
In regards to other issues. Mike had agreed to exchange shares of ECI for land in Gran Pacifica. I also have detailed information that Betsy Roseland confirmed to me Lot 14 was infact available and thought to have been sold, but was infact given back to Gran Pacifica. Alyssa, and Mike Cobb claimed it was pulled back for Bella Phase 2 which did not exist, and no plans were made for. Management made an agreement to exchange land for shares, but instead made excuses to not honor the agreement, and pulled several lots off the market at the same time as the request for 14 was denied due to "Bella Phase 2". The fact is everyone thought the land was sold, and when the request was made for the "sold" land, and they found it was available, it was immediately pulled for exchange. Please see complete email documentation provided for timeline, apparent "pulling back" of lots due to a surprising new project at the same time as my request for share exchange, and re negging on agreement. Document shows clear evidence of available lots, and time frame lots pulled off the market due to my request. This seems as a direct attack and targeting on me. Document of events and evidence suggesting I was directly targeted is provided separately in the attached sharesforland.pdf

Onto a slightly different note, I see a culture of many ungrateful individuals not just in GP management, but also here locally. Mike, you have been great for the most part, am grateful for the discussions and assistance, but as an investor, I am horrified, watching issues compound over literally anything from who I am dating, to who gets the beach, to surfers being drunk at wedding events, to ignoring several highly qualified people. And who has to come and play dad here and deal with drunk surfers at Sea Salt, the screaming entitled residents who want the beach to themselves? Me. An investor. Now targeted by surfers, and seemingly their girlfriends in mangement. Is this the best ECI has to offer? This seems to be everyone scratching each others backs for some petty benefit, and allowing violence and harassment to get it? Pushing out customers at an unprecedented rate. I have sent emails and concerns about the large

percentage of the clients who come here move on, or who have been warned not to promote GP and to move along by the surfers. It is hard to ignore a correlation between the two and how the surfers are aware of who is looking here or not.

Along with that, gross oversights in build and engineering, ignoring qualified individuals because of pride or ego, ignoring qualified assistance placing Gran Pacifica in a now absolutely horrible solar situation. Are people's entitlements getting away with success here? Creating glaring issues, and personal harassment for not falling in line? All this stuff ECI is aware of and the official response Val? What was it you said "We let the surfers do that for the time being."? Interesting that some petty issue with who I am dating would require the chief of police, the head of HOA, but surfers screaming at female guests drunk saying they are "whores" for the last 20 years does not require deep police presence and investigation. It really raises some deep seeded, and potentially concerning issues right from investor responsibility, to customer satisfaction, customer retention, to what the motives are for all of this and places Gran Pacifica and ECI squarely in negative sights. I have several instances where management simply ignored calls for work and to put money in Gran Pacifica's hands.

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



5:40 PM

80

5:40 PM

80



Raquel G-GRAN PACIF...



Val GP



September 30, 2023

Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them. Tap to learn more.

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Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them. Tap to learn more.

January 19, 2024

Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them. Tap to learn more.

August 24, 2024

Forwarded

Garden service \$69 taxes included

12:04 PM

I was quoted this for yard maintenance with Alejandra. Can we start service? I am no longer using local help.

12:05 PM

11:28 AM

they would need to register online through their website

11:28 AM

Axel Torres asking for his friends. Do you have a contact.

11:29 AM

Or a website?

11:29 AM



Giancarlo giani Landolfi

11:29 AM



Message

Add contact

He's a local logistics coordinator

11:29 AM

And coach of the national team

11:29 AM

Will forward. Thanks

11:33 AM

June 26, 2024

Forwarded

Regarding the water pressure and flow, I can help with this. Water management (hydraulics) is what I did for 25 years. It comes down to capacity of pipes (diameter), pumps (gpm) or (lpm), source capacity, and distribution (use). I have a basic understanding of this.

2:15 PM

Robert... Eva 42

2:15 PM



Message



Message



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



The protective barriers for Bella and the beach are not complete, and are falling apart.



What are investors suppose to believe here? These are 3 years of random harassment, and poor managerial decisions? This stems deeply in this community. Jim Laird is harassed by surfers, is ignored on requirements so leaves based on similar concerns which are clearly not profit driven decisions. Terry in Connies house was harrassed by surfers the first day here but was interested in purchasing from Savis. Kolton was terrified and ran to my house because he was threatened when they found out he was promoting surfing in Gran Pacifica. Mike Cobb, you were made aware of that by me, and what was done? What is Gran Pacificas perogative here? Be unaccountable or blow investor money? Everything points to everyone not willing to expand and take on additional roles, but this is the position of a company accepting shares for expansion. The status quo simply will not do, and this seems like self sabbatage at many levels. The standard seemingly is, create a bad image, take gringo money and then push us out through harassment and low key gaslighting? Because it is clear there is some hidden initiative here which needs addressing.

This email was not created with malice, hatred, or negative intent. All of this as a homeowner and investor as come to the forefront and can no longer be ignored. At this time, this has all added up, are all unprecedented concerns, and requires some real attention to detail.

Thank you in advance for your attention to these matters.

Best regards,

Mark Lepore