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ECI Developments Teak security sales

Wapn Perfo <lepore.mark@gmail.com>

Wed, Apr 23, 2025 at 11:33 PM

To: whistleblower <whistleblower@osc.gov.on.ca>

I would appreciate feedback on this email (explained at end for a case I am opening against them in Belize). I have also been sent a title transfer on the Teak I wanted to report if possible.

I imagine ECI Developments is issuing title to Teak lots now because Canadian and US governments have caught ECI selling illegal securities and are investigating. It seems as though they are playing coy as to selling only property which is a lie, and I wanted to report.

ECI developments is now trying to charge me for title transfer of the Teak lot, as if I have not asked for legal paperwork years ago. I have attached proof of this as well if required and now suddenly they are asking me to pay for property title. Attached is the bill and the email.

I am forwarding the request for title transfer and the email sent as this to me seems like they are trying to dodge legalities.

It seems to me this is another scam and them reacting to investigation. I have no intention of having the title transferred as this seems to me now as a racketeering ring.

BTW, I have found for certain in Nicaragua, instead of HOA's, in Nicaragua there are HPRs (Horizontal Property Regimes). ECI developments and their subsidiary Gran Pacifica, are 100% operating illegally in Nicaragua and have issued illegal taxation requests, and extorting community homeowners using resort security. I can get signed statements.

From my discussion with a Nicaraguan lawyer an HPR must send payments to a Nicaraguan business bank account for taxation. They are side tracking that 100% and are sending bills to be wired to Caye Bank in Belize avoiding the 15% Nicaraguan tax over the last several years. That, and the paperwork for the Gran Pacifica HPR is in direct contradiction to Nicaraguan law. I can elaborate if necessary, and am also attaching the Gran Pacifica HPR, which does not match Nicaraguan law.


Also

I am attempting to find a lawfirm in Belize, in regards to illegal Canadian security sales, to attempt to get my money back on the shares. If I can get a statement stating ECI developments has breached Canadian law from the OSC, it would be very helpful to my case and to the Belize FSC (Belize Securities Commission) for them to investigate fraud as well. An indictment in the case would also cause the Belize government to force their bank to close which will be a huge blow to this ring, or at least give the Canadian government and the Belize government rights to investigate and follow a trail of money movements internally.


I am available for any extra information if necessary.

Best regards,
Mark Lepore


6 attachments

 **Invoice # Pre_Invoice_24992.PDF**
98K

 **Teak Invoice #2499.pdf**
317K

 **Teak Titling and what was recieved in 2023.pdf**
1073K

 **2021 02 05 Lepore - countersigned Teak.pdf**
1507K

 **2020 11 04 Lepore - countersigned Teak.pdf**
3725K

 **HPR_GPR_General_Bylaws_ENGLISH.pdf**
270K