

Dear owners,

My name is Elsa M^a Adán, Secretary of the Board of Directors of the Don Paco building. I want to address all the owners through this letter after the personal references that the outgoing President, Pedro González Aguilar, made in his resignation statement as President at the last Extraordinary Meeting of Owners held on December 29, 2022.

I started this journey alone and I understood that the union of all the owners was essential to face this new scenario that we were facing. I was congregating all the owners of apartments and premises of the Don Paco building in a WhatsApp group, with the aim of uniting to keep us informed and fight together against the abusive Tourism Law of the Government of the Canary Islands, which, as you already know, intends to curtail our right on private property.

One of the main problems we were facing at that time was the previous President, Enrique Quevedo, who did not take steps to solve this very important issue and did not inform the owners of the actions to be taken with respect to the new Mogán Management General Urbanistic Plan (hereinafter PGO) with which the Tourism Law of the Government of the Canary Islands was activated. We found ourselves in the need to hurry since we had very little time to organize ourselves and to present the allegations in a timely manner, because the deadline was expiring.

In response to my request to hold a meeting, in September 2021 the mayoress of Mogán personally contacted me to arrange a meeting on the residential use of our building and its cataloguing in the PGO. After that meeting, we held two other meetings, on the last one we dealt with aspects of the building's environment and proposals for improvement. The first two meetings we were accompanied by the members of the PALT and their legal service.

We have achieved that the allegations that we presented in October 2021 against the new Urban Planning Plan of Mogán, are estimated by the Mogán City Council and this means that the right to residential use in our building will be respected in the new PGO. The mayoress of Mogán informed us about this in our second meeting that we held in September 2022 and informed us that in November 2022 we would begin to receive the letters with the responses to our allegations, however, this has not yet been done. Given this inaction on the part of the City Council, the new Board of Directors of Don Paco will request a meeting with the Mayor of Mogán to follow up on this matter.

The people who created an alternative Platform to the previous Board of Directors with Enrique Quevedo as president, understood that a renewal of the Board of Directors was necessary to continue advancing in the achievement of our objectives, as well as to implement projects that had already been addressed in previous Boards. of Owners and whose need was evident and whose objective was to improve the lives of the owners and residents of the Don Paco building.

Pedro González Aguilar assumed the role of leader of the platform to be president of the Community of Owners. Likewise, we agreed that Nis Petersen, Daniel Niz, Ángela Brauer, Sergio, Manuel and I would form part of the new Board of Directors. Pedro proposed a way of working through **work commissions** in which each member of the management team would be responsible for an area. Pedro, in his letter introducing the platform of the new Board of Directors that he sent to all the owners, communicated the following:

“We understand that it is time for change, to have people who defend the interests of our owners at the head of the community. For this, we propose to create different work

commissions within the board of directors, so that everyone participates and gets involved in the well-being of this community of owners”

Likewise, Pedro told the members of the new management team that all decisions related to the management of the building would be made by consensus of all members of the management team. He also conveyed to us the need to **hold meetings every fortnight** or once a month at the latest to follow up on the various issues being managed or other issues to be managed. Pedro assured us that he did not want to make decisions unilaterally and that all decisions concerning the management of our building would be made by majority agreement of the members of the Management Team. It seemed to all of us a good way to work, since Daniel Niz, Nis Petersen and I represent a large majority of owners and we have a commitment to those people, the voice of those 160 people we represent must be heard. We are their representatives, they gave us their vote of confidence.

Unfortunately, most of our proposals presented by the board at the beginning of this presidency have not been carried out. Without the support of Daniel Niz, Nis Petersen, Angela Brauer and me, Pedro would never have become president since he did not have the necessary votes to do so. Therefore, thanks to our votes that Dani, Nis, Angela and I generously gave to Pedro to hold the presidency, we achieved a change of president and a new beginning that implied a new way of working, a new exciting way of doing things, from the consensus and counted with each and every one of the owners. As you already know, this has not been the case because Pedro has made many of the decisions unilaterally without informing the rest of the members of the direct team, without even communicating his decisions to us and that is precisely one of the reasons that has led us to convene an extraordinary meeting because the situation was untenable.

The change in Pedro's attitude came after one of the only two unofficial meetings held by the management team in all this time, in May 2022, where Pedro included in the points to be discussed, the financial allocation to the President, that is, Pedro wanted the rest of the members of the Board of Directors to give him our approval so that he could receive a monthly allowance of around 400 euros, just as Enrique Quevedo, the previous president, had been doing. All the members except Sergio, were against this assignment since it is an illegality that contravenes the regulations contained in the Horizontal Property Law. In addition, we understand that if the previous president, Enrique Quevedo, was not acting correctly on this matter, we did not want to repeat the same way of proceeding, with which not only the members of the management team, but also many of us, did not agree. owners who had communicated to us the need to end that allocation to the president. Pedro had also told me on one occasion, before assuming the presidency, that he was against the monthly allowance to Enrique Quevedo. As you can understand, we felt cheated when Pedro expressed his interest in us approving that monthly allowance.

Another question collected by Pedro in his letter of introduction was the following:

"Another of the lines of work of the new board would be the fight against the Tourism Law that worries us all so much"

Regarding this point, I personally met with the PALT lawyer in April 2022, who advised me that we should submit a document to the Gran Canaria Tourist Board, where we should state that our building Don Paco does not have any tourist exploitation. I told Pedro about the need to present that document, but his response was that he would have to meet with the administrator

and with the PALT legal services, but that meeting never took place. It has been seven months since I conveyed to Pedro my concern about the need to present this document, which is also extremely important because with this action we consolidate residential use and represents further proof that there is no tourist activity in our building. Unfortunately, this has not been carried out either. Peter's words were:

“Therefore, we will fight so that our apartments do not fall into the hands of a tourist exploiter. This will be our main objective”

Other areas that we would develop would be communication with the owners.

Pedro wrote in his letter the following:

“Another aspect that we want to improve is internal communication. We understand that the work and relevant decisions made by the Board of Directors must be informed to the owners and for this we have thought of newsletters or other communication channels”

This is something that many people have been demanding for a long time. Although many owners who reside in the Canary Islands can visit our building and see what is being done, foreign owners who spend seven, eight, nine months and sometimes years without visiting the island do not know what is happening, nor advances, developments or improvements implemented in our community. Therefore, in our platform project, one of the needs to be covered would be communication, for which we had agreed to **develop a private web page** for our community, which would serve the management team to report on the actions carried out in the building, as well as any other relevant information.

The person in charge of the communication area was the member Manuel Luque, but he already communicated at the extraordinary meeting on December 29, 2022, that he was resigning because he did not have time to dedicate to the community. Since time passed, and Manuel did not propose or carry out any action in the Communication area and no action was taken for the development of the website, Nis Petersen proposed to put at the service of the community a web page that he already had developed and whose only cost would be the domain, which would cost about 100 euros per year. This proposal was flatly rejected by Pedro because he considered it too expensive, and he did not give us room to discuss this measure or put this proposal to a vote. Pedro's decision was unilateral, authoritarian, despotic and incomprehensible, something that the rest of the members of the management team did not understand, since that was not the way of working that Pedro had assured us that we would have.

Another action to develop would be the internet connection. Peter wrote:

“Let's not forget the importance of having a good broadband network, as well as satellite television. We must improve connectivity and for that we will request a budget from several telephone companies to give the best coverage that Don Paco deserves”

As you will have been able to verify, this has not been carried out either. No budget has been requested from any company, nor has a better coverage been given to our building. We continue the same as years ago regarding this issue: deficiencies and problems in coverage and internet service.

Other of Peter's promises was the following:

“A community of owners as large as ours cannot be helpless on Sunday afternoons. We will study covering that shift, as well as adding a new customer service to the owner, at least in Spanish, English and German, which allows us to attend to any urgency or information that is required”

This is another of the actions that many owners had been suing and that Pedro decided not to carry out. A demanded service that we understood was necessary, but for reasons that Pedro has not yet conveyed to us and that we do not know, as with the rest of the actions and projects mentioned, he has not wanted to implement.

Another of the projects that was included in the presentation letter of our platform is the following:

“We will resume the General Assembly agreement to install photovoltaic solar panels on the roof of the building, which will enable us to generate clean energy and reduce spending on electricity consumption. An architectural study will be carried out to see if its installation is possible and we accept the aid and subsidies for self-consumption that are possible ”

Neither have actions been carried out to develop this project, which we believe is very important given the deterioration of our environment and the drastic rise in the price of electricity. A project that will not only help us improve our environment but also save electricity costs for our building.

Pedro says in his resignation letter that everything had to be approved by the board, that he did not want to incur any responsibility because according to him, the money spent must be voted on by the owners' meeting. Let me tell you that acting in this way would make a community of owners as large as ours practically unmanageable, because those projects that we included in the presentation letter of the Platform had already been addressed in previous meetings and the owners had already expressed their need to these projects to be implemented.

In all this time, Pedro has not called a single official meeting of the members of the management team. We have only had two informal meetings: one in May and one in December at my insistence, Daniel Niz and Nis Petersen. We have not held a single official meeting of the members of the Management Team, so Pedro's promise to meet every fortnight or once a month has not been fulfilled either. Pedro's authoritarian and sometimes despotic ways have led us to unilaterally spend about 8,000 euros on an ozone system for the cesspool, which in the end will become 10,000 for a replacement that must be made of the electrical panels of old sewage pumps. However, the previous meeting had already approved a budget of 10,000 euros (it was had delivered the amount of 5,000 euros on account for its acquisition) to replace the faecal bombs with new bombs. Now we continue with old pumps, but those are with an ozone ventilation system from the cesspool that has caused bad odours in many apartments. Pedro did not call an extraordinary meeting of owners to approve these expenses, nor did he call it to spend close to 5,000 euros to remove some stones that had fallen on the back of the building, nor did he consult them to hire a cleaning company to Perform building cleaning tasks. However, to undertake all the projects that he promised he would carry out, it was necessary to convene a meeting according to him. Therefore, we wonder why Pedro never called that meeting as he

stated at the ordinary meeting held in February 2022 in which the expense budget for 2022 was not approved either.

The answer may be that Pedro never wanted to carry out those projects and therefore our trust in him ended. All those projects that I have indicated, and that Pedro promised to implement, made me, as well as Nis Petersen and Daniel Niz, give him our support to be president of our community. As you can understand, none of his promises have been fulfilled, except for the improvement of waste management, an area for which I was responsible and we managed to get the Mogán City Council to install the selective collection containers, which unfortunately we will have to plan if continue due to the lousy uses that are being made of them.

From all that has been said, what worries me the most is the management of the residential status of our building, its inclusion in the Mogán General Urban Planning, the negotiations to be carried out with the Gran Canaria Tourist Board, as well as with the Mogán City Council and the cancellation of the tourist exploitation license that is currently in force for our building and that, since there is no activity, must be cancelled ex officio by the Tourist Board.

I say goodbye wishing you the best for this new year and we thank you for your support that gives us strength to work to improve not only our community but also the living conditions of all the owners and residents of the Don Paco building.

Sincerely

Elsa Maria Adán
On behalf of the new Board of Directors
Don Paco Building