



**URGENT WARNING TO ALL OWNERS**  
**OF PUERTO PLATA**

**SUBJECT:** Minutes of the “Extraordinary” General Assembly of 26-03-2026 of the PUERTO PLATA OWNERS’ COMMUNITY, notified on 27-03-2026.

**ATTENTION:**

The minutes of the “Extraordinary” General Assembly of 26-03-2026 of the Puerto Plata Owners’ Community, notified to the owners via email dated 27-03-2026, **CONTAIN RESOLUTIONS THAT WERE ADOPTED IN SERIOUS BREACH OF THE LAW AND THAT ARE FURTHERMORE EXTREMELY HARMFUL, DAMAGING, AND RUINOUS FOR THE COMMUNITY AND FOR EACH AND EVERY ONE OF THE OWNERS WHO MAKE IT UP.**

1.– There is an intention to **grant SERVATUR 241 m<sup>2</sup>** of the most valuable common areas of the complex — the social hall, former reception area, and several solariums — in exchange for an alleged **investment of €483,196**, the execution of which depends on and is controlled by that same company, **without being subject to any independent control or supervision** that would guarantee that such investment is real and not fictitious.

2.– **SERVATUR is authorized to destroy a common element of the complex** — the social hall, historically intended for use as the venue for general owners’ meetings — and to construct no fewer than 7 apartments in its place, in order to rent them out and obtain **annual income exceeding €180,000**. In doing so, SERVATUR would receive, over **15 years, no less than €2,700,000**. In exchange, the Community would receive only the commitment of an alleged investment of **€483,196, for which there is not even a guarantee that it is real.**

Consequently, what has been unlawfully agreed constitutes a disguised decapitalization: the Community transfers a perpetual, highly profitable asset (the common land and its future income) in exchange for an investment in fixed tangible assets (construction works), self-contracted, without independent supervision, and whose real market value is scandalously lower than the cash flows that will be generated by the 7 newly built apartments.



3.– **Even more serious:** According to the minutes, SERVATUR holds the position of **Secretary-Administrator of the Community**. That is, SERVATUR would be responsible for **drafting and administering a lease agreement to which it itself is a party** and the sole beneficiary. There is therefore a clear and obvious conflict of interest.

In view of the above, express warning is hereby given, and we recommend that **each and every owner communicate the following to the Community** — as a reply to the email notifying them of the aforementioned minutes:

🇬🇧 I hereby state my disagreement with and opposition to each and every resolution adopted at the Extraordinary General Assembly of 26-03-2026, especially the resolution set out in item four of the agenda of the minutes, pursuant to Article 17.8 of the Horizontal Property Act (LPH).”

🇪🇸 MANIFIESTO MI DISCREPANCIA Y OPOSICIÓN A TODOS Y CADA UNO DE LOS ACUERDOS ADOPTADOS EN LA ASAMBLEA GENERAL EXTRAORDINARIA DE 26-03-2026, ESPECIALMENTE EL CONSIGNADO EN EL PUNTO CUARTO DEL ORDEN DEL DÍA DEL ACTA, AL AMPARO DE LO DISPUESTO EN EL ART. 17.8 LPH.

(Name and Number of your Apartment)

**ASOCIACIÓN APARTAMENTOS PUERTO PLATA**

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