

## **AN OPEN LETTER TO THE COLONOS ASSEMBLY**

**DECEMBER 9, 2017**

Greetings to the Colonos Assembly. We are the Board of Directors of Peninsula Chac Hal Al. Chac Hal Al is one of the oldest condominium associations and one of the two largest, in Puerto Aventuras. Our owners and permanent residents have a long history with this development. We are members of the residential community of Puerto Aventuras. The residents are the backbone of this community. We of Chac Hal Al have observed, sadly we must say, the loss of a vision of Puerto Aventuras. Many, if not most of us, invested into that vision years ago, and even more recently. That vision was an exclusive and safe beach, marina and golf resort community, with local businesses that provided services to our residents and guests.

We of Chac Hal Al have come to believe that Colonos, our elected administration, does not adequately represent residents of this community. We believe that Colonos has become invested in a priority to benefit and protect the commercial and business establishments that draw their profits from this community. We say this, not so much with respect to most of the restaurants and small retail stores that provide services to us who live here. We say this with respect to the commercial sport fishing and tourist boat businesses, who provide very little service to our community, and who draw in crowds of people that do not live here and do not respect us. Our belief has been formed by our own experiences.

We have over the years repeatedly asked Colonos to enforce the rules for peace and tranquility of Puerto Aventuras and to control the drunkenness and foul language, often into the late hours of night, constantly coming from the employees of the commercial sport fishing boat fleet, but we received no assistance, only excuses and finger-pointing.

We have numerous times asked Colonos to take a strong stand and support the permanent closure of HOO HAA Restaurant, which is a blight upon our community, with their loud blaring music and hours of operation into the early morning. They are unlike all other businesses in Puerto Aventuras with their abject disregard for the residents who live around and near the Marina. But the response by Colonos has been lukewarm at best, and in fact it was our Chac Hal Al owners that gathered petitions to be delivered to the authorities in Playa Del Carmen.

We have always maintained our portion of the beach, despite constant erosion. We believe it is our contribution to enhance the beauty and enjoyment of Fatima Bay, which is the gem of Puerto Aventuras. We have paid from our own pockets the costs of beach restoration and have never, in the past, resisted access to the beach for the residents of Puerto Aventuras. We never expected that Colonos would violate the vision of exclusivity and liberalize a policy of openness at the main gates so that the beaches are often overpopulated by people who are not residents

of this community. Yet, to our knowledge, Colonos has never offered or even suggested a contribution to the cost of restoring and maintaining these beautiful beaches.

And now we know that Colonos signed into an undisclosed agreement with the Taema Air Park development organization to allow access to Puerto Aventuras for hundreds, if not thousands, of their future people, who will not be residents here. The Colonos Board, our elected representatives, approved without the opportunity for open discussion, approval or rejection, by the residents of this community.

The divisions and acrimony that we are now experiencing between Colonos and our developer, we believe is an issue of vision. We believe that the leadership of Colonos has lost that vision of what Puerto Aventuras should and could be. We believe that this crisis in the development of our community will only worsen with the continuation of the present elected leadership of Colonos.

For this reason, Chac Hal AI calls upon the officers and directors of Colonos to resign and to allow for the election of other persons with a fresh viewpoint, who share in the vision of Puerto Aventuras as an exclusive, first-class beach, marina, and golf development, having as its first priority the residents of this community. Chac Hal AI calls upon this Assembly to vote against the reaffirmation of the current officers and directors of Colonos, to allow for the election of persons with a fresh viewpoint and a different vision.

And finally, to be clear about how strongly we are opposed to the continuation of the current Colonos leadership, if they are reelected and if the acrimony and divisiveness continues to divide this community we, as the Board of Directors of Peninsula Chac Hal AI, will have on the agenda for our next Homeowners Assembly the withdrawal of Chac Hal AI from the Colonos association for the reason that it no longer represents our interests as residents of this Puerto Aventuras community.

We thank you for your attention.

Respectfully,

Board of Directors

Peninsula Chac Hal AI, AC