

May 31, 2022

Dear Neighbors,

The Board appreciates everyone's concern with the decision around building one. We are also saddened by the current dynamic in a community that we all live in. We have added to this email a letter to refute the accusation that the May 9th letter is the first letter/email from the BOD keeping everyone apprised of the operation of the community in the last five years. Every month the newsletter is sent out highlighting what was discussed at the previous board meeting. This is done with great care, by our secretary. In addition, the meeting minutes are always available to the community. This accusation is not only inaccurate but unfounded. We are sorry that you are being subject to such misinformation at the hand of your "neighbors".

However, if you believe that accusation has merit, "that the last five years have been a mystery" this would date us back to the middle of 2017. The current Board of directors would then ask who was the president of the board from 2017 to end of 2019? The answer is you can find his name on the list as one of the 5 replacements names on the recall ballot. Let's look at the recall list, two of the names have been on the board starting January 2021. So, if we are going back 5 years, the idea is to recall two people that have been on the board for a total of 16 months each. Meaning that people are choosing to blame 5 years of what they feel is a lack of communication on the two newest board members. The recall ballot does not include the full board and is very targeted.

The community should know that the board was propositioned with the resignation of a board member, prior to them officially resigning. We say propositioned, because they stated in writing that they would only resign, if at least 3 board members would guarantee to appoint a past president, that is currently on the recall ballot as a suggested replacement. If the board did not meet this demand the resignation was rescinded. This should provide a clear indication of how long this plan has been in place.

Moving on to the next topic of interest, building one. The narrator of the story/email who is a past president, and in 2015 was the president (whose name is also on the replacement ballot) when the initial report was completed has stated in email and in front of community at a board meeting that the report was inaccurate and that there was another report resubmitted by the engineering firm (Universal Engineering) with a different conclusion and recommendation back in 2015. That report is the real mystery because, it has never been found or provided. At the request of past presidents, the same engineering company (Universal Engineering) was brought back to reconsult on building one, and the same conclusion and recommendation as the known 2015 report was resubmitted. Perhaps, this past president made an error on more than one occasion when they recalled the conversation they had with the engineering firm, stating that there was another report. It is also of great interest that this recall email brings up the fact that the building is not being monitored, when in fact it has been monitored through visual observation, pictures, and documentation. Maybe not with the marking of the wall which, if this was the preferred method, why have previous boards not done this? This was a documented concern in 2015. As the engineering firms have stated additional monitoring would be redundant and not needed. It is our duty to trust and rely on the expert opinions.

Let's talk about the recall email and the money aspect and reducing the stress of a one-time payment and spreading the cost out over 4 to 5 years. First don't be fooled by any assumptions of cost or duration. The facts will be provided to the community at a board meeting. Not sure if anyone at the previous board meetings can recall, but one of the people on the replacement list ballot wants to put metal roofs on and take out a loan to make up the difference in the reserve. That is exactly the same path this board is seeking, in an effort to address the issue at hand, while softening the financial impact on the community, an issue over 7 years old.

Over the last two years when there were vacancies on the board, there was not a line up of people seeking to dedicate their time, energy and quite frankly to be at the mercy of their community, while trying to enjoy their own piece of paradise they have purchased.

To infer that this board has any type of ulterior motive, to ensure building one residents get the “bigger back yard they were promised”, is not only an irrational claim, but is unfounded. Folks, while we appreciate and value the support we do have, these board positions are unpaid and come at great cost to those who take on the task. I fail to see any type of motivator to spend our own money without cause. A task that two of the past presidents that are now also on the replacement ballot, could not see through to the completion of their previous terms. Leaving others responsible to fill their rolls.

The fact is this board had three separate licensed engineering firms from the State of Florida officially report that there is an issue affecting building one that needs to be addressed. Not one of them is a godson that works for an engineering firm in another state or a neighbor's brother's best friend from high school who took an engineering class in college. This board engaged professionals to report on this issue and had those reports reviewed by our lawyers.

As a board we share this information in good faith and full transparency.