

From: Tim Hodes – President - PPHOA

To: xxxxxxxx Lawyer –

Mar 3, 2016 at 10:05 AM

Good morning xxxx

I respect your point. You make great points and those points are well stated. We know there will be interest. I spoke to County land development staff and they confirmed that there has been quite a few residential developers who have met with staff and shared their plans to redevelop the property. It sounds like you have experience in land development and on legal matters. Your community could surely use your help. I wish you could have attended more meetings and shared your insight on these matters.

In response to your concerns about giving HOA money to a private for profit corporation, that concern has been considered before. So I thought I would compare two companies who may "profit" from HOA funds. Here is my comparison.

FLC - current common area vendor
Private, for profit Corporation
Cuts grass, fertilizes, is paid a fee (profit is assumed)
Residents get nice looking entrance = supports property values
Does not invest private funds into community.
Ace Golf - potential golf course owner

Private, for profit Corporation
Cuts grass, fertilizes, is paid a fee (profit is assumed)
Residents get nice looking entrance = supports property values
Will invest private funds into our community.
Items 1-3 appear to be the same. They appear to differ under item 4. A similar comparison can be made for other HOA vendors.

With regard to sitting back and not doing anything and letting the cards fall, the Board has considered it. The Board also commissioned a Land Study committee and invited everyone in the community. Residents provided their response to the questionnaire about what land use they would prefer in their back yards. In addition that same questionnaire was distributed by Facebook at the time. The results were transmitted to the Board. The response was overwhelming, actively pursue reopening the golf course. Sadly not everyone in the community cared enough to respond.

There is a consequence of doing nothing and letting the cards fall where they may and we think that approach will cause HOA dues to go up. Here is how. Right now the HOA and their counsel has been trying for years to collect past due money from MJS (owner of 14 golf course parcels) for pond maintenance. We are told that the golf course parcels are on schedule to be auctioned off via the County tax deed sale process. The first two look like they will go to auction in June (about 90 days from now). It is my understanding that the parcels will get sold "individually". The highest bidder on each individual parcel will be awarded said parcel. There is no guarantee that all parcels will be "won" by the same bidder/entity. So there is a high probability that the community will have several different owners of the golf course property. Yet, as you know, only a few are able to be re purposed. The end result of

doing nothing is expected to create an additional burden on the residents by doubling the pond maintenance costs and incurring legal expenses to try and recover the other half from multiple parties who would own virtually worthless land slivers. Per zoning they could not operate anything on those slivers of land unless it is golf course related or is rezoned. 2 or 3 hole golf courses are not feasible. Fighting with multiple land owners over pond maintenance, past due payments, rights of access, and run down property is unproductive and doesn't provide any value to the residents. Some folks believe that the money is better spent on more productive activities for the residents.

Keeping the parcels intact and dealing with a single property owner is thought to be in the best interest of the residents. Like you are suggesting, repurposed golf course lands as a unified residential community held by one single property owner, would be a scenario that I could support. That scenario hinges on one very big assumption. If it sells all as one parcel I can see that happening. However, shattered ownership via the tax deed sale process, changes everything! That is what doing nothing will likely produce. Our counsel believes that is a very very real consequence. The Board has been open and straight forward about this. We hope that a tax deed sale/auction does not happen because that changes everything!

Thank you again for your comments and concerns for our community. They do not go unnoticed or unappreciated. We would further appreciate your expertise on the real estate broker issues, tax deed sale ramifications, and how the property could possibly remain intact. We are volunteers with different backgrounds trying to review and compare the facts, consider what few options we have available, and to make the tough decisions that nobody wants to make. I myself am just an engineer who practices land development. I don't have all the answers. But I am trying and so are the other Board members. Considering the facts we know today we think the tax deed schedule is a game changer.

Respectfully,

Tim Hodes