

SPECIAL NEWSLETTER

Published by the Board of Directors of Laurel Estates Lot Owners Inc.

September 30, 2019

To: All Lot Owners of Laurel Estates Mobile Village

At the April 2019 meeting of your Board of Directors, the Directors voted to approve a revision to the 2008 Deed of Restrictions. Upon approval, the document, which we have attached to this Newsletter was submitted to Ultra 5 for their review and approval. For a historical background, the Directors are providing you with what has happened so far. As of this date, the following actions have occurred:

- The previous President of the Board of Directors appointed a committee to review the current (2008) version of the Deed Restrictions and make a determination as to possible changes and improvements that could be considered in a revision of the Deed Restrictions.
- The Committee identified a few major issues that, based on input from residents and well as suggestions from Angel White at Ultra 5 could be considered for revision. These items included:
 - Limiting the permissible rental period to six cumulative months in any calendar year. [{13,I,\(1\),\(i\)}](#)
 - Inclusion of a schedule of fines that may be assessed by Ultra 5 on behalf of the Lot owners. [{40.}](#)
 - A limitation of ownership by a single person or entity to a maximum of three properties in Laurel Estates Mobile Village [{6}](#)
 - Minor changes were also included as to language clarification.

The Committee then submitted the document to Christina Harris Schwinn, Esq., at Pavese Law Firm. This is the Law Firm and the Attorney who had performed the review for Parrish Properties, the owners of the common areas within Laurel Estates Mobile Village prior to Ultra 5. The Attorney was familiar with the document and, since Parrish was no longer associated in any way with Laurel Estates Mobile Village, the Committee determined there was no conflict of interest. This review was a part of due diligence and Ms. Schwinn indicated that the proposal was properly formed and met all legal criteria inasmuch as items had already been tested and ruled upon in Florida Courts. The Cost to the Laurel Estates Lot Owners Inc., was roughly \$1,000.00

From what we have been told, a letter from Ultra 5 was sent to the lot owners regarding the proposal. We are told that the letter was perceived as some sort of power play and that Ultra 5 was attempting to force the proposal on the lot owners. The Ultra 5 letter met with resistance and was rejected.

This brings us to the current time.

On March 8, 2019, Angel White met with the Board of Directors purportedly to discuss issues relevant to Laurel Estates Mobile Village and Laurel Estates Lot Owners Inc. The results of that meeting were posted in

the Clubhouse as well as the Laurel Estates Website and the April 2019 Newsletter. At that meeting we presented Angel with a copy of the Deed Restriction Proposal. At the Board of Director Meeting on April 4, 2019, the Board voted to submit the Document to Ultra 5 for their concurrence. On April 8, 2019, the document was sent via overnight mail along with a cover letter and excerpts from the minutes of April 4.

Jon Verrill and I followed up with Angel during conference calls with Ultra 5 in May and June. During the June call, Angel indicated that the process was moving along, and she still needed to talk to the owners.

On August 19, we received an email from Angel asking for a copy of the proposed changes to the Deed Restrictions. We complied with the request immediately.

On August 20, Angel informed us that the owners wanted to read it over a few times.

On August 22, Angel informed us via email that *"Wanted to updated you. Don, Erik & I have talked and shared emails back & forth over the last couple days. We have a call on Tuesday at 10:30 to discuss & finalize the compliation of concerns/questions Ultra 5 has on the suggested changes to LE Deed of Restrictions.*

I will send an email with the list of discussed items, questions and we will take it from there....."

On August 27 we received the following email from Angel:

"Hi Jon and Chuck,

I spoke with Don & Erik this morning, they feel like changing the blue print of the business (deed restrctions) is a major undertaking. The proposed changes by LE HOA are too many to simply read & approve. They would like their Law firm Henderson, Franklin, Starnes & Holt to do a full review of the proposed changes.

They are requesting the LE HOA cover the cost of the upfront review, since they are suggesting the changes.

I am would be happy to provide an estimate. Let me know your thoughts.

Thanks

Angel"

On August 28, Angel advised us that she was getting an estimate from Ultra 5's Attorneys.

On September 6, we were advised by Angel that the cost for the review by Ultra 5,s attorney would be somewhere between \$1,000 and \$1,500.

The Board of Directors who are currently in Florida have met to discuss the situation as it now exists. We feel the following is appropriate:

- Schedule an Informational Meeting for October 3, 2019 to answer questions that lot owners might have
- Provide the information in this packet to lot owners and post the packet on www.laurelestates.com
 - Schedule a Special Meeting to vote on whether the Laurel Estates Lot Owners, Inc. should pay for Ultra 5's Attorney to perform due diligence for Ultra 5 and, should the Board of Directors pursue other avenues including but not limited to litigation against Ultra 5. At the time of the informational meeting, we can also discuss other alternatives.

Please note that the Spelling errors in emails we received were not changed in the drafting of this Newsletter