

Dear Green Cove Resort 1 Homeowner,

As stated in my June 26th letter, a review of our Homeowners' Association's (HOA) financial statements shows that a special assessment for repairs is in our future.

Upon further study, the Board of Directors has determined that an HOA assessment of \$500 per parcel (bedroom) is our only option to pay for the remaining costs of the crawl space plumbing project. The Association has already spent \$71,000 in Phase One of the project using our reserve fund and absorbing a small amount from our annual budget.

The total cost to complete the entire project is \$123,000. The \$500 special assessment per parcel (bedroom), will dedicate \$115,750 towards the \$123,000 needed for the project. Again, the completion of the project will reduce the constant repairs to the interior of individual units, carport ceilings etc. when the weak areas of water piping burst due to faulty original pipes.

The remaining amount will be absorbed through our annual budget. You may wonder why the reserve fund isn't being used to fund the project. The answer is that the reserve fund is needed for other emergency expenditures that cannot be funded by the annual budget.

The Board of Directors did not enter into this decision lightly, but we are doing our best to protect the value of our property and the high cost of constant repairs due to neglected plumbing over a number of years.

The \$500 per parcel (bedroom) is due on or before October 1st, 2022. The special assessment is a one-time payment and will be invoiced with your October 1st quarterly dues. Your cooperation and understanding are greatly appreciated.

Sincerely,
Denny Lantzy, President
Green Cove 1 Board of Directors