

From: David Tavlin dtavlin@crossroadsconstruction.net
Subject: FW: Golf Course
Date: Feb 17, 2025 at 12:57:29 PM
To: Dave Crowell crowell47@aol.com
Cc: Sandpiper Pres Sandpiperpres@outlook.com

Dave,

I have started to get e-mails concerning the changes, some nice, some not so nice. There have been a couple of suggestions that due to the loss of value that may result, could a fee be added ? while I cannot and will not attempt to charge homeowners a fee, I will make the following proposal that the POA pays and how you do or do not pass it along to residents is your decision. Some of this has been discussed previously and went nowhere, but I am at least going to put this in writing:

1. The community uses approximately 20 acres of the golf course as drainage area for a significant amount of street, home and storm drainage, this comes onto the course from 15 differing culvert pipes and curb inlets, in instances of heavy rain, this water does damage to the course and the turf
2. The POA was always the operation and maintenance entity for the ponds since the early 90's right up until I commenced the new house construction, at which time I was to temporarily take that task over due to our disturbing of soil. The POA has not only refused to acknowledge they were the entity (I have the water management district paperwork showing this and have previously sent it to the POA) I have been maintaining the ponds since my purchase at a significant expense
3. The parking lot – it seems like the POA pays for nothing, this includes the water down the Blvd., and all of your common areas

I propose the following:

1. The use of the golf course for drainage creates weak turf, times of closed course conditions as well as cart path only – it is a BIG deal, proposed cost to the POA 1,000.00 per acre per month or \$ 20,000.00 per month
2. I have maintained the ponds which has only one purpose and that is to take water from the community this has been for 89 months, I pay \$ 550.00 / month or \$48,950.00 thus far and it would continue at \$ 550.00 a month, with any change in price being also taken by the POA
3. The parking lot should be at zero cost to me, we are typically not respected as far as a business when there is an event

Cost to the POA

1. Current cost of pond maintenance to date – **onetime \$ 48,950.00**

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|---------------------------------------|--------------|
| a. Use of golf course for drainage | \$ 20,000.00 |
| b. Cost of pond maintenance per month | \$ 550.00 |
| c. Parking lot | \$ 0.00 |

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TOTAL PER MONTH \$ 20,550.00

While I am sure the first reaction is oh we will never do that, or this is far too much money, there are 1,230 homes in Sandpiper (you would know the exact number) this comes to \$ 16.71 per home per month. If these homes were to average \$ 260,000.00 in value each and lose even 10% of their value due to the reduction in the golf course, this would be \$ 26,000 per home or \$ 32,760,000.00. at \$ 16.71 per month per home, it would take 1,556 months ((over 129 years) to pay that loss in value.

I would need approvals from my lender as they were the ones that introduced me to the intended builder of the new lots, and I know this would need to be discussed with the board and home owners. This does not do anything to take care of the impending water loss for the management district, nor does it account for the next 2 minimum wage increases so these numbers may change some, I also have a ballon note coming due and interest rates are higher – this is just something to be discussed, I am trying to find a way, but something must change significantly soon.

David L. Tavlin, President
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