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To: All Homeowners in Errol Estate  
Re: The Future of Errol Estate

First, let me say that I had hoped to discuss the future of Errol Estate with you in-person at a meeting at the VFW later this month. We were working towards that meeting until the Covid-19 crisis, which is preventing all such meetings for the foreseeable future. As you will see in the attached letter, we tried to delay the presentation, but we now have a deadline of April 17, 2020.

As you know, the previous developer for the New Errol project, Signature H, withdrew from the project. The owner of the property, 5<sup>th</sup> Hole Investments, which is controlled by the Klein Family Estate, is partnering with a new developer, Mr. Dan Deichert to provide an 18-hole golf course, club house, amenities, and some residential housing. Mr. Deichert has already made three trips from Dallas to Apopka to discuss his vision for the redevelopment of Errol Estate.

One way to move forward to eliminate the uncertainty regarding the future of Errol Estate would be for the community to provide the funding for the renovation of the golf course and to subsidize the expected operational deficits. A community-based solution would require the formation of a Special Recreational District with taxing authority. Each home in the recreational district would see an assessment on their annual property tax bill. The recreational district can only be formed if a majority of the homeowners in the district agree. There are approximately 3,000 homes in Errol Estate. This means that 1,501 homeowners would have to agree to the formation of a district. If a district is formed, all homeowners in the district would be assessed. What would this cost? The numbers are still preliminary, but it is likely that the cost would be about \$50 per home per month (\$600 per year).

Why should the Errol Estate homeowners do this? Because this may be the only way to provide the homeowners control of the clubhouse and amenities. If a recreational district is not formed, it is very likely that the Errol Golf Course and Clubhouse will cease to exist. What would then happen to the land is anyone's guess. However, we do know the owner wants to sell the land as soon as possible. The attached letter asks that the Errol Estate Property Association and Errol Club Villas to respond by April 17, 2020, to 5<sup>th</sup> Hole's request for Letters of Intent regarding the formation of a Special Recreation District which would be responsible for the renovation/construction of the golf course, clubhouse and other amenities desired by the Errol Community.

We intend to poll the Errol Community in a couple of weeks to determine the level of willingness of the homeowners. Your feedback is important. Please use this thread on Nextdoor to ask questions and make constructive comments. I think this idea provides the homeowners in Errol with a unique opportunity to take control of your future. There is a cost involved and only the Errol homeowners can determine whether the benefits outweigh the costs. Thank you for your time and consideration.

Sincerely,

Signed

Bryan Nelson  
Mayor, City of Apopka

Sarah Henson  
Director, Errol Club Villas

Darren Yates  
President, EEOPA