



Rayburn Country Condo Management Association <rccmaorg@gmail.com>

Important RCCMA Owner Meeting and Vote

8 messages

Rayburn Country Condo Management Association <rccmaorg@gmail.com> Mon, Feb 23, 2026 at 11:28 AM
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(Note: All owners are blind copied on this letter, so reply all responses do not go to all owners. This letter will also be added to [RCCMA.org](https://www.rccma.org) for easy retrieval in the future.)

Important RCCMA Owner Meeting and Vote: Summary of Two Proposed Agreements with SRTA

Action Required: Please Review and Attend the Meeting to Vote on the Proposals

Dear RCCMA Owners,

The Executive Board is moving forward two important agreements with SRTA for owner consideration and approval. SRTA has shown a commitment to resolving long standing disputes, repairing the timeshares, and moving toward a solution that ends ongoing lawsuits and the risk of foreclosure. The Board's aim in presenting these agreements is to secure immediate and long-term benefits for RCCMA and all owners, reduce financial burdens, and foster a healthier community environment.

Summary of Benefits of the Agreements

- Eliminates years of costly lawsuits, saving RCCMA substantial legal expenses.
- Reduces master plan insurance costs for non-timeshare owners, as SRTA will cover these moving forward.
- Secures needed repairs and maintenance for all 45 timeshare units and adjoining condos, at SRTA's expense.
- Provides budget relief through forgiveness of certain arrears and new upfront payments by SRTA.
- Improves RCCMA property management efficiency and saves ongoing rental costs for equipment storage.
- Closes prior disputes that are years long.

Agreement A: Completeness and Forgiveness Agreement

SRTA will repair and maintain all 45 timeshare properties and any adjacent condos at its expense, committing to complete the work in three phases over eight years. Upon completion, RCCMA will forgive approximately \$560,000 in overdue monthly condo fees, a cost that would be much higher if RCCMA undertook these repairs directly. SRTA will also pay approximately \$205,000 upfront to cover back insurance and future monthly condo fees, and take responsibility for all master plan insurance on the timeshares until they are sold. If SRTA does not complete repairs and sales within agreed timelines, the forgiven fees become due again. All attorney's fees will be paid by SRTA.

Agreement B: Property Exchange Agreement

RCCMA will exchange a corner property (between the tennis/pickleball courts and Fairway Villas) for a designated area to house RCCMA's dumpster and maintenance equipment shed, eliminating rental costs for equipment storage and negating unauthorized dumping issues by limiting access. SRTA will pay RCCMA approximately \$56,000 and forgive more than \$20,000 of prior management fees. The agreement ensures the corner property stays natural with only recreational use of the property, establishes necessary easements for Fairway Villa property owner access to driveways with long trucks and trailers/boats, and provides RCCMA with permanent overflow parking between the Rayburn Country Pool and the condos in that area. This agreement will be in effect into perpetuity no matter if the land is sold in the future. All costs, including attorney's fees, are covered by SRTA.

Q&A and Owner Meeting Information

Owners are encouraged to submit any questions regarding the two agreements by March 9, 2026, to rccmaorg@gmail.com. This will allow the board to collect all inquiries and ensure thorough responses at the meeting. Please note, it may take some time to find answers to all questions, so early submission is appreciated. All questions received will be addressed in the open meeting, where everyone will receive the same information.

The meeting to discuss and vote on these agreements will be held on March 14, 2026, at 10:00 AM at St. Raymond's Catholic Church, 283 FM1007. Your attendance and participation are crucial; the vote on these agreements will be, by owners in good standing, in person/Zoom or by proxy, and passed by a three-fourths (3/4) majority of the owners present at the meeting. Zoom information forthcoming. Notice of proxy votes (i.e. who will vote for an owner unable to attend) need to be emailed to rccmaorg@gmail.com before the meeting on March 14.

Your participation is vital for RCCMA's future. Please review the agreements carefully, submit your questions in advance, and plan to attend the meeting (in person or through Zoom) to take part in this important decision.

RCCMA Executive Board

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: rccmaorg@gmail.com

Mon, Feb 23, 2026 at 11:29 AM



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