

May 24, 2021

Ron Donckers
Board President Useless Bay Colony

Hi Ron,

I am writing to confirm our conversation in February 2021 in which we discussed improvements to the Useless Bay Golf & Country Club ("Club") facilities affected by our agreement with Useless Bay Colony ("Colony").

In 2021, the Club will be spending approximately \$12,500 on the pools, \$30,500 on construction of the fence and snack shack/pool house painting, and \$65,000 on the pool house renovation. Per the Colony's agreement with the Club dated December 31, 2015, the Colony is responsible for reimbursing the Club 30.3% of these costs or \$32,724. We are also working with engineers on the tennis court renovation and these costs will be around \$15,000, the colony share will be 50%, in the area of \$7,500. These projects are currently underway and we will provide you with the necessary documentation to support the works.

In 2022, there are plans to complete the renovation of the tennis courts. At this time, we anticipate these costs will be in the area of \$190,000. The Club will be looking for 50% of these costs from the Colony. Next year, the Club will replace the pool decking at a cost of approximately \$80,000. The Club will be looking for reimbursement of the colony's proportionate share of the costs. The Club recognizes the Colony may not have these funds on hand, and as such would be amenable to negotiate a payment arrangement.

It is the Club's position that the new pickleball and bocce courts to be built in 2022 would be available to Colony Clubhouse Members only, not Colony Members. It goes without saying that the Club will not be looking to the Colony for any reimbursement of those costs.

Chuck Edwards has mentioned to me that you might like a Club representative to be on hand to answer questions at your general meeting on July 31. I will make myself available if that works for you.

Should you have any questions or wish to discuss this further, please feel free to contact me at (510) 849-3007 or fleming.colin07@gmail.com.

Best regards,

Colin Fleming
President, Board of Directors
Useless Bay Golf & Country Club