April 2011

Subject: Certification and Financing for Drainage System Upgrades

To: All Property Owners, Pine Island Subdivision

After approximately two years of negotiations with the Southwest Florida Water Management District (SFWMD) over what they maintained was the community's noncompliance with the District's 1980 surface water permit, the Alden Pines drainage system has now been certified by the SFWMD as being in full compliance.

This came about as the result of the Golf Course owners' agreement to install 2 additional weirs on the course that the Water District maintained was a requirement of the subdivision's original 1980 drainage system permit. It cost the golf course an unbudgeted $24,000 to bring the system into compliance. Stu Bennett, co-owner of the golf course has stated that he and his partner believed that, had the SFWMD carried through with their threats to fine the course as much as $10,000 per day if the permit was not in compliance by the end of 2010, it would have put them out of business.

There is a great deal of background information on the surface water permit issue on our web-site at www.aldenpines.org. Rather than overwhelm you with all that historical information in this letter, we encourage you to visit the web-site and familiarize yourself with the history of this project. You are also invited to contact any Alden Pines Homeowners Association (APHOA) Board Member with questions.

Bennett has approached the APHOA Board to see if our Association and benefitting property owners of the drainage system would be willing to contribute toward the unbudgeted expense to the golf course of installing the new weirs. His position is that the drainage system benefits all property owners in the subdivision, not just the golf course.

After much discussion, APHOA Board members agreed that the course owners' decision to install the 2 weirs in order to get the drainage system certified did benefit all property owners in this subdivision. The Board took the matter to the full APHOA membership in March and was authorized by the membership at that time to solicit contributions from all property owners to help offset the unanticipated costs to the golf course to build the additional weirs. Part of the Board's and the membership's rationale for this decision was to acknowledge the value to property owners of retaining a viable golf course operation continue in our community. It's fairly well established that properties that are located and maintained within golf course communities traditionally maintain their value better than those properties in adjacent locations outside the perimeter of the golf course community. We estimate that failure to maintain a viable golf course operation at Alden Pines could result in as much as a 25% reduction in home values here and perhaps a 50% reduction in lot values.

The APHOA Board estimates that a contribution of between $75 and $125 by each property owner for each lot owned in the subdivision would provide sufficient funds for us to help offset the golf course's unbudgeted $24,000 outlay for the construction of the two new weirs mandated by the SFWMD. If you would like to contribute toward this effort, please make your checks payable to the Alden Pines Homeowners Association and mail them to Alden Pines Homeowners Association, PO Box 244, Bokeelia FL 33922. Please specify that your contribution is to be applied toward the weir installation project. The funds will be used only for that purpose and all contributions will remain totally confidential.

Thank you in advance for your consideration of this request.

Sincerely,

Laura Nelson, President
Alden Pines Homeowners Association