

**Report to the
Cypress Creek Property Owners' Association's
Board of Directors
from the Ad-hoc Options Committee
September 19, 2019**

This is the September, 2019 report of the Cypress Creek Property Owners' Associations' Board of Director's appointed Ad-hoc Options Committee, Chaired by Board Member, Kelly Chiarella. Committee Members include Mikel Kline and Jamie Gould. Under direction from the Board of Directors, this Committee continues to work on behalf of the neighborhood.

Here are highlights of much of our activities since our last report:

- In response to information provided by True Shot/Pulte at the July 31, 2019 presentation of its alternative development concept, the CCPOA Board sent a letter to True Shot dated August 6, 2019 requesting additional information vital to its due diligence analysis. No response from True Shot was received prior to the August 31, 2019 deadline imposed by True Shot for a CCPOA decision regarding the proposed property transfer.
- The Board of Directors received correspondence from Pulte (not True Shot) dated August 27, 2019, in response to the Board's request for historical information vital to its due diligence evaluation. Broadly, Pulte stated that the deadline imposed during its July 31, 2019 presentation to the neighborhood did not allow sufficient time for the completion of a due diligence analysis by the CCPOA. Pulte claimed that as True Shot's agent, if the CCPOA Board wouldn't rescind its resolution in opposition to development on the golf course, support subdivision of the golf course, and support Pulte's proposed high density construction project, that no due diligence information requested would be provided.
- The Board of Directors sent letters to both True Shot and Pulte on September 4, 2019 indicating that the refusal by True Shot to provide any of the requested information necessary for the Board's analysis was perceived as an indication that True Shot was not dealing in good faith with the CCPOA Board.
- The Board of Directors received correspondence from True Shot dated September 9, 2019. In that letter, True Shot expressed its belief that it is unreasonable to spend time supplying the Association with the requested information necessary to evaluate the potential implications of CCPOA ownership of the subdivided golf course property.
- Committee members have suspended the extensive impact evaluation being conducted of the True Shot proposal to subdivide the golf course parcel that could have resulted in

the CCPOA's deeded ownership of potentially 97 acres of the golf course for dedication as open green space, and the sale of 25 acres to Pulte for its proposed high density construction project.

- The unreasonable evaluation period imposed by True Shot in its decision timetable has expired. True Shot has not provided any of the requested information necessary to complete a due diligence analysis on the impacts to the Cypress Creek neighborhood.
- The Ad-hoc Committee supports the Board's continued opposition to development on the golf course pending clarification by the Courts of True Shot's ability to subdivide the golf course.

Respectfully submitted,

Kelly Chiarella, Committee Chair



CYPRESS CREEK PROPERTY OWNERS ASSOCIATION

4213 Palo Verde Drive, Boynton Beach, FL 33436

CypressCreekPOA@gmail.com

561-369-3564

John Quatrini, President
Jay Laing, Vice President
Avis Brown, Secretary
Don Neubaum, Treasurer

Kelly Chiarella, Director
Cameron Hoffman, Director
Mikel Kline, Director

August 6, 2019

True Shot, LLC
PO Box 3065
1530 West Boynton Beach Blvd.
Boynton Beach, FL 33424-3065

RE: CCPOA Due Diligence Information Request

Dear Mr. Marcacci:

The Board of the Cypress Creek Property Owners' Association (CCPOA) is conducting a due diligence analysis to explore the potential cost implications of your proposed 97-acre property transfer to the CCPOA.

The Board believes that the existing documentation and historical record speaks for itself. We respectfully request that the offer consideration time table included in the direct mailing to the Board members be adjusted to allow the court to have an opportunity to render a decision on the ability to subdivide the golf course lot. However, as stewards of the community, our due diligence efforts will help guide our community to make an informed decision. We request the following information for our review.

1. A copy of True Shot financial records that detail the actual maintenance and operating costs incurred by True Shot in each of the last seven years.
2. Copies of any and all maintenance logs and records.
3. Installation, inspection and maintenance reports of the interconnected drainage structures between each body of water on the 97-acre tract that True Shot proposes to transfer to the CCPOA.
4. Installation and maintenance records for the irrigation system, including the installation and service records for irrigation pumps.
5. Installation, service and inspection records for the flood control weir.

6. Copies of existing permits from LWDD and SFWMD with certificates that indicate that all current outfalls and structures are compliant with all existing permit requirements.
7. Dates the asphalt cart paths were sealed and serviced on the 97-acre tract that True Shot proposes to transfer to the CCPOA.
8. All correspondence with Florida Department of Environmental Protection (FDEP).
9. Copies of all environmental assessments/audits performed on the 97-acre tract that True Shot proposes to transfer to the CCPOA.
10. All records of fertilizers, pesticides, herbicides, nematicides and other chemicals applied on the golf course and the dates, concentrations, quantities and frequencies of application of those chemicals.

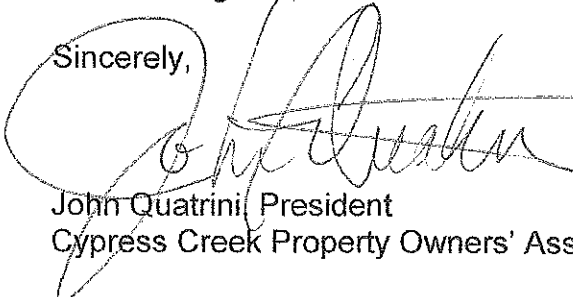
Additionally, the letter proposing the 97-acre transfer to the CCPOA indicates that a binding agreement would need to be executed among Pulte Homes, True Shot, LLC, and the CCPOA. We would like to see a draft of the agreement that you would propose be negotiated among the parties.

A process needs to be established for contractors or inspectors to gain access to the golf course parcel to conduct their work on our behalf and is a necessary part of our due diligence efforts.

The above information is critical to our timely analysis and reporting regarding your alternative development proposal.

Please contact me if you have any questions or would like to discuss the importance of this due diligence information on the Board's due diligence analysis.

Sincerely,



John Quatrini, President
Cypress Creek Property Owners' Association

CC: Mark D. Friedman, Esq.



PULTE HOME COMPANY, LLC
4400 PGA BLVD., SUITE 700
PALM BEACH GARDENS, FL 33410

August 27, 2019

John Quatrini, President
Cypress Creek Property Owners Association
4213 Palo Verde Drive
Boynton Beach, FL 33436

Re: Response to CCPOA Due Diligence Request

Mr. Quatrini,

Pulte received your response letter addressed to True Shot dated August 6, 2019. Since Pulte is facilitating the offer and will be party to a possible tri-party agreement with True Shot and CCPOA, Pulte respectfully requests to be included on all correspondence moving forward, including request for due diligence information.

In reviewing the letter, it is clear the CCPOA Board would like to wait until a court has rendered a decision on the outstanding lawsuit with the 21 plaintiffs prior to informing Pulte of its plans to pursue Option 1 as presented at the July 31st meeting, which was the option for the CCPOA Board to take the 97 acres as a donation. Pulte is not a party to the lawsuit and intends to move forward with the project on schedule.

Given the stance of the CCPOA Board, Pulte intends to move forward with Option 2 if it does not receive notice by August 31st that the Resolution to oppose the development has been revoked and the CCPOA Board would like to enter negotiations to accept the property. The initial 30-day window was not intended for the CPPOA to complete a full due diligence investigation, but rather for the association to revoke the Resolution and begin negotiating an agreement. The request for additional due diligence materials may be provided if a response is received within the 30 days.

Pulte understands and recognizes the challenges associated with Option 1, specifically as it relates to amending the Association's governing docs to allow for an increase in the maintenance assessments. The response Pulte has received from individuals in the community has not been positive with respect to increasing dues. However, there is hope for Option 2, which may very well end up being the best outcome for all parties involved.



PULTE HOME COMPANY, LLC
4400 PGA BLVD., SUITE 700
PALM BEACH GARDENS, FL 33410

Pulte has made significant progress with several non-profit entities and is confident that one of them will materialize into a partner who can accept and maintain the land as an open space and recreational use. While Pulte cannot disclose the entity yet, it would like to further the "Option 2" discussion so the CCPOA Board and community can give input into the process. The recommendation of Pulte to the CCPOA Board at this stage is to engage in formal negotiations with Pulte to discuss the design and operations of the donated land in Option 2, while simultaneously working on the tri-party agreement.

In the coming weeks, once a donee has been confirmed, Pulte will be updating the community on this effort, at which point volunteers from the CCPOA will be sought to serve on a committee to give input and guidance on the recreational use donation of 97 acres.

Pulte looks forward to working with the CCPOA Board and encourages residents of the CCPOA to reach out with any questions.

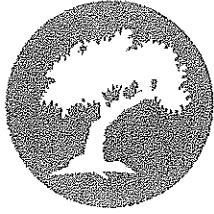
Sincerely,

Brent Baker

Andrew Maxey

Pulte Home Company, LLC

CC: Jay Laing, Vice President
Avis Brown, Secretary
Don Neubaum, Treasurer
Kelly Chiarella, Director
Cameron Hoffman, Director
Mikel Kline, Director



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CypressCreekPOA@gmail.com

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John Quatrini, President
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Don Neubaum, Treasurer

Kelly Chiarella, Director
Cameron Hoffman, Director
Mikel Kline, Director

September 4, 2019

Mr. Andrew Maxey
Pulte Home Company, LLC
4400 PGA Boulevard, Suite 700
Palm Beach Gardens, FL 33410

RE: CCPOA Due Diligence Information Request

Dear Mr. Maxey:

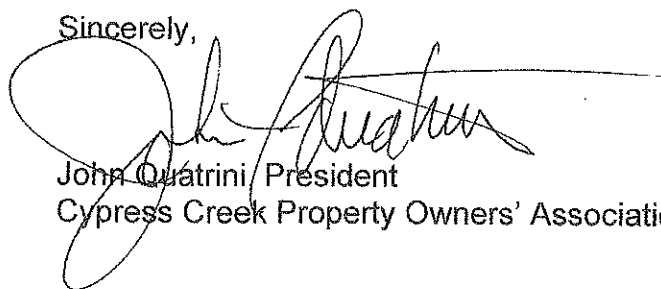
The Cypress Creek Property Owners' Association's (CCPOA) responsibility is to our community; to make fiduciary decisions and comply with the terms of our governing documents. The CCPOA governing documents and the Palm Beach County Attorney, regard the unrecorded plat of the Cypress Creek Development as the controlling document. Therefore, it is the Board's obligation to uphold the document and it's controlling terms that state there shall be no further subdivision of the property incorporated in the legal description. This document does not allow us any leeway in negotiating to dispose of the recreational property nor is it in the best interest of our community until a Court determines otherwise.

I am in receipt of your response to the Board's August 6, 2019 due diligence request to True Shot, LLC. While we appreciate that you have a contract to purchase and information procured during your proposed project preparation, the information requested by the CCPOA involves the Cypress Creek Golf Course's historic maintenance, permit, environmental, building and contractual records. Therefore, the CCPOA intends to deal directly with the current owner of the property while Pulte Homes sorts out its purchase status. True Shot has had other purchase offers and this is a private matter that could potentially be repeated with another developer. It is a matter of simple privacy and confidentiality between the CCPOA and the parcel owner. The CCPOA will give you the same courtesy should you eventually purchase the property.

In keeping with your correspondence, we would like to confirm with True Shot, LLC that their intent is to refuse to provide the requested records that would be reasonably required by any potential donee. These records are necessary to determine whether the True Shot offer is in the best interest of our community members should that situation arise. If that is True Shot's position, then it could be construed that the True Shot offer is not being presented in good faith.

We look forward to hearing back from True Shot, LLC at their convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "John Quatrini", with a long horizontal line extending to the right.

John Quatrini, President
Cypress Creek Property Owners' Association

CC: Mark D. Friedman, Esq.



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September 4, 2019

True Shot, LLC
PO Box 3065
1530 West Boynton Beach Blvd.
Boynton Beach, FL 33424-3065

RE: CCPOA Due Diligence Information Request

Dear Mr. Marcacci:

As you are aware, on behalf of our residents, the Board of the Cypress Creek Property Owners' Association (CCPOA) attempted in good faith to conduct a due diligence analysis to explore the potential cost implications of your proposed 97-acre property transfer to the CCPOA. We requested information vital to that analysis on August 6, 2019 less than a week after being informed at a July 31, 2019 presentation to the community of your 30-day time limit for the Association to make this critical decision.

As of this date, we have received no response from True Shot other than an August 19, 2019 acknowledgment receipt of the CCPOA's letter. However, we have received a communication from Pulte dated August 27, 2019, that included none of the requested information.

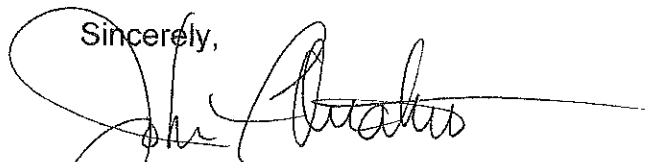
While we appreciate that you have a purchase contract with Pulte, the information requested by the CCPOA involves the Cypress Creek Golf Course's historic maintenance, permit, environmental, building and contractual records. Therefore, the CCPOA intends to deal directly with True Shot, while Pulte Homes sorts out its purchase status. True Shot's cooperation was necessary for the CCPOA to evaluate the alternatives presented in your proposal.

According to Pulte, True Shot has refused to provide the requested records that would be reasonably required by any potential donee. These records would have been

necessary to determine whether the True Shot offer was in the best interest of our community members. True Shot's refusal to provide the requested information could be construed as if the offer was never intended to be presented to the CCPOA in good faith.

Please contact me if you have any questions or would like to discuss the importance of the requested information on the Board's due diligence analysis.

Sincerely,

A handwritten signature in black ink, appearing to read "John Quatrini", with a long horizontal flourish extending to the right.

John Quatrini, President
Cypress Creek Property Owners' Association

CC: Mark D. Friedman, Esq.

True Shot, LLC
P.O. Box 3065
1530 West Boynton Beach Blvd.
Boynton Beach, FL 33424-3065
TruShotLLC@gmail.com

September 9, 2019

John Quatrini, President
Cypress Creek Property Owners Association
4213 Palo Verde Drive
Boynton Beach, FL 33436

Re: Response to CCPOA Due Diligence Request

Dear Mr. Quatrini,

We have received a copy of your September 4, 2019 letter to Pulte Homes. It is clear from the content of this letter that the CCPOA board is either not able or is simply not willing to accept a portion of True Shot LLC property as an integral part of a resolution to the concerns the Association may have over True Shot LLC's proposed sale to Pulte Homes. We appreciate the time taken to consider that approach but believe it unreasonable to expend additional time ourselves or impose any additional time on the Association to gather and review historic diligence information regarding the golf course. While perhaps relevant to an acquirer or someone contributing to the cost of maintaining the property, that information is not relevant to a non-acquirer or a non-contributor to the costs.

Thank you.
Sincerely,

True Shot LLC

CC: Pulte Home Company
Jay Laing, Vice President
Avis Brown, Secretary
Don Neubaum, Treasurer
Kelly Chiarella, Director
Cameron Hoffman, Director
Mikel Kline, Director