

Top 5 Reasons to vote “NO” on the AT&T Lease

1) Lack of transparency

- **Most concerning is that Board has refused to share a copy of the Lease with owners**
- Asking for a 20-year commitment to AT&T without knowing all the facts feels rushed
- This is in spite of the fact that the Board has apparently been considering this for years
- Why has every other nearby building already refused to work with AT&T?
- There are simply too many unanswered questions to make a 20-year commitment

2) Building Safety and Security Concerns

Consider the implications of allowing 24/7 access (*for the next 20 years*)

- Any AT&T employee, agent, or sub they send can access all the common elements (everything, anywhere in the building).
- These people can enter the building and work on the roof in the middle of the night
- ***There will be strangers roaming the halls at all hours***

3) Negative Financial impact on owners

- There **will** be a negative impact on value, yet the Board refuses to get an independent, expert appraisal; Owners will lose the “luxury premium” buyers are now willing to pay to live in this unique building

4) Esthetic impact on our beautiful and unique luxury building

- The three 18-foot Cell towers are ugly and will cheapen the image of our building
- We will be the only owner-occupied building the downtown area with cell towers on the roof
- 2 towers will be clearly visible as you approach the building from the W. Morgan Street train bridge and 1 will be visible as you approach on S. Dawson from Nash Square Park

5) The primary mission of the HOA (as stated in the Declaration) is

“taking any steps or performing any acts deemed necessary or appropriate to preserve the values of condominium units within the Property and promote the recreation, health, safety and welfare of the unit owners”

We do not believe this proposal is consistent with this mission.

The Dawson on Morgan Owners Group

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