



Dear Homeowners,

I'd like to start by thanking you for attending the board meeting on Friday, August 16<sup>th</sup>. Your participation and input are invaluable and greatly appreciated. I thought it important to research and address some of the comments that were made during the meeting. Over the past week, I have met with Mr. Sparks as well as the executive team at Resort Collection and am sharing the feedback below.

First, it's important to delineate the responsibilities of the Edgewater HOA and the Resort Collection onsite rental management company.

**Edgewater Beach & Golf Resort**

**RESPONSIBILITIES**

AREA OF INTEREST	EDGEWATER HOA	RC RENTAL MANAGEMENT COMPANY
Beach	None	Beach frontage
Pools	Villa Pools, Tower 2 Pool, Tower 3 Pool	Lagoon Pool
Hot Tubs	Hot Tubs behind Tower 2 and Tower 3	Lagoon Pool Hot Tubs
Golf	None	Par-3 Executive Golf Course, The Club at Edgewater including Fitness Center
Tennis	None	10 Plexicushion Tennis Courts
Conference Center	None	Entire facility
Grounds	Maintains all exterior grounds on the villa and tower sides of the property, minus the immediate landscaping surrounding the Lagoon pool deck.	Lagoon Pool landscaping only
Restaurants & Retail	None	Ocean's Bar & Grill, Paradise Pizza, Edgie's Corner Market, Conference Center Kitchen & Catering
Other Buildings	Responsible for maintaining exterior of all villa and tower buildings.	Info Center Building and surrounding parking, Rental Maintenance Building

It is worth noting that the original developers of Edgewater still retain ownership of the assets listed under the Resort Collection rental management company that include:

- The sandy beach down to the mean high-water line
- Lagoon pool
- Par-3 Executive Golf Course
- Tennis Courts
- The Club at Edgewater
- Conference Center
- Ocean's Bar & Grill
- Edgie's Corner Market
- Paradise Pizza
- Commercial space in Towers 1 and 3
- Rental Maintenance Building
- Info Center and surrounding parking

Several concerns were addressed at the meetings and I have detailed them independently below.

- **Legal Representation**

The board of director's attorney, Brian Hess, works only for the board. I've confirmed that Mr. Hess has never provided legal counsel to the rental management company. The Resort Collection rental management company has been represented by Bruce Anderson of Bruce P. Anderson Law for the last several years. Prior to that, Lisa Walters of BurkeBlue P.A. Law Firm was the legal representation for the rental management company.

- **Rental Maintenance**

Several owners expressed their desire to have Resort Collection reinstate its maintenance program for non-rental owners to opt in to. Representatives of their maintenance department have agreed to work towards a solution and will need to hire the appropriate staff and resources to implement this service again.

- **Beach Service**

I've confirmed with both code enforcement officials as well as the Panama City Beach Police Department that Resort Collection's beach service company, *Goin' to the Beach*® Beach Service, is in total compliance for their beach setup as well as its management and oversight.

- **Lagoon Pool**

Resort Collection maintains its rule that towels do not reserve pool chairs. It is my understanding that this year the management company did suffer a labor shortage. However, Resort Collection ensured me that they will work diligently to increase pool deck staffing to prevent this issue from arising again. In addition, more staffing will allow the pool deck managers to better monitor the hot tubs and that children will always be accompanied by an adult accordingly.

- **HOA Policy of 25 or Older to Rent**

There was mention of the rental age requirement at Edgewater. After discussing the homeowners' concerns with Resort Collection, they assured me that they are in full compliance of this rule with their transient guests. They do, however, work with groups (e.g. churches, ball teams, etc.) where chaperones are involved. It was pointed out that there are other management companies who rent at Edgewater and publish an age requirement of 21-years-old. The HOA needs to strictly enforce this policy globally, as it is not solely a Resort Collection issue.

- **Parking**

You asked to have the parking issues at Edgewater addressed. I'm happy to announce that one of our concerned owners has stepped up to chair a new Parking Committee. This committee will offer the board of directors their suggestions to alleviate the parking congestion and provide ways to monitor every vehicle on property.

As your chairman of the board, I will continue to work with you towards improving all aspects of our resort in conjunction with the Edgewater HOA and the Resort Collection rental management company. Let's all continue to communicate and work to make Edgewater the best it can be. I appreciate your support and willingness to work together.

Sincerely,



Jim Bailey, President

Board of Directors

**Edgewater Beach Resort Community Association, Inc.**