

Richardson, Morris

From: HOA Treasurer <treasurer@thesavannahshoa.org>
Sent: Thursday, July 17, 2025 9:40 AM
To: Richardson, Morris
Cc: Liesenfelt, Jim; president@thesavannahshoa.org; secretary@thesavannahshoa.org
Subject: Request to Be Heard at July 22, 2025 Commissioner Meeting

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Dear Morris Richardson, Brevard County Attorney,

The attorney for The Savannahs at Sykes Creek, Seth M. Amkraut has been in communication with a member of your team, Justin Caron, regarding the sale of the Savannahs Golf Course to the Atlantic Preserve Properties LLC investment group. The reasons we are requesting to be heard at the **July 22, 2025** commissioner meeting are:

- 1) Overwhelming approval of the sale by the homeowners.
- 2) Summer months are the window of opportunity for golf courses to make major repairs and improvements... and we are already three months through the summer season.
- 3) The terms of the sale extend the mandate that the land use be restricted to use as a golf course from the current requirement of 2028 out to 2040.

More detail on these three reasons for time being of the essence, and for the County's efficient support and approval of this sale transaction is below.

We understand that the time frame is tight to get on the agenda for the July 22, 2025 meeting, but all parties are eager to wrap up this transaction so that the major improvements needed can commence.

To elaborate on the above... On behalf of the Savannahs at Sykes Creek Homeowners Association the Board of Directors implore you to exercise all possible efficiencies in regards to the approval of the sale of The Savannahs Golf Course to the Atlantic Preserve Properties LLC investment group. The reasons for our request to be heard at the July 22, 2025 meeting are as follows:

- First, we are delighted to share that the Homeowners have overwhelmingly approved the sale of the golf course. A general membership meeting was held, a quorum was achieved, and of the 185 votes cast, 158 voted in favor of selling the golf course, while only 27 voted against a sale. The HOA By-Laws give the Board of Directors the ability to facilitate the sale, and the BOD is proceeding with implementing the will of the community.
- The summer season is the slow season for golf courses and the ideal time to make repairs and improvements that often impede or suspend golf rounds. We've already lost several months of

the summer season moving through the process of letters of intent, negotiating terms of the sale, obtaining community approval, executing a Purchase and Sale Agreement, and facilitating the due diligence process, with the lead times necessary for those endeavors eating into the practical time for repairs and upgrades.

- The terms of the sale protect The Savannahs at Sykes Creek homeowners by extending the land use restriction of “golf course” from the current end date of 2028 out to 2040. The buyers’ success at the Venetian Bay Golf Course in New Smyrna Beach demonstrate their ability and intentions of improving the course and facilities. Additionally, they have, at their own risk and expense, begun some work at The Savannahs, such as pressure cleaning and painting the exterior of the Clubhouse, but further repairs and improvements needed will interrupt daily operations, so time is of the essence to close the sale so that upgrades can proceed and be completed before “snow birds” return.

The sale of the golf course to a group who will professionally manage and have the funds to repair and improve the facilities will benefit not just The Savannahs at Sykes Creek, but all of Brevard as the course is brought into this century with upgrades and improvements, providing additional jobs and generating revenue to the surrounding areas with the draw of a beautiful, luxurious golf course.

Thank you so very much for your time, and thank you in advance for putting this matter on the July 22, 2025 meeting agenda.

Sincerely,

Christine Daignault-Taylor

Treasurer, Board of Directors of The Savannahs at Sykes Creek Homeowners Assoc.