

Here are 12 questions I sent today to Bynoe Martinez & Co to be addressed and it is hoped answered on behalf of the Apes Hill Club Homeowners Association Inc “HOA” and Apes Hill (Barbados) Inc, formerly known as Plantation Sanctuary Inc (“PSI”) at the Town Hall Meeting on the 29th of September at 10am:

**GARDEN WALL VILLA ASSOCIATION INC (“Garden Wall”)**

**(1) Who is in possession of the books and records of the Garden Wall and why has Garden Wall ceased to maintain the Common Property and the exterior of villas in Garden Wall or otherwise function since PSI purchased all the properties of Apes Hill Development SRL (“Developer”) at Apes Hill on 3 February 2020 and took control of the HOA and Garden Wall?**

**(2) Who is now responsible for and is maintaining the Common Property and the exteriors of villas in Garden Wall?**

**(3) How many buildable lots, developed or undeveloped, are now located in Garden Wall, that are owned, controlled, or leased by PSI, and what are their respective lot numbers?**

**(4) Do the same covenants and restrictions running with the lands in Garden Wall affect all the buildable lots, developed or undeveloped, in Garden Wall?**

**HOA**

**(5) Who is responsible for maintaining Security and Common Property in the Apes Hill Community and how much of the costs thereof was paid in 2022 and in the first 8 months of 2023 by each of the HOA and PSI?**

**(6) What are the obligations of the Developer to the HOA that were not assumed by PSI in the so-called Assignment of Developer’s Rights made on behalf of the Developer to PSI**

**dated 3 February 2020 and how are such obligations evidenced?**

**(7) Since the last Annual Meeting of the HOA in May 2023, what has been done by the HOA and PSI to improve the Security and the Maintenance of the Common Property in the Apes Hill Community and when and where was each such improvement made?**

**(8) What is the total amount of accounts receivable, past due and owing more than 120 days, shown on the balance sheet of the HOA for periods ending 31 December 2020, 31 December 2021, 31 December 2022 and 31 August 2023 (each a "Measuring Period") and how many of those past due accounts receivable, by date and amount, have been secured, written off or collected in each Measuring Period?**

**(9) Since 3 February 2020, what is the total amount of dues that has been paid by PSI to the HOA during each Measuring Period?**

**(10) Since 3 February 2020, how many additional buildable lots have been added to the Apes Hill Community by PSI, who is the owner of each such additional building lot, and what is the location and lot number of each of these lots?**

**(11) When will PSI determine what Common Property, if any, will be conveyed to the HOA and Garden Wall, for what consideration, if any, and when will each such conveyance be made?**

**(12) When will PSI publish a map showing the golf course and related facilities, constructed or to be constructed; the Common Property; and all buildable lots developed or to be developed in the Apes Hill Community?**

**Yours faithfully,**

**Paul Lamb, President Apes Hill Benevolent Society, Inc.**