

October 14, 2022

Dear fellow Apes Hill homeowners/landowners,

We are a group of fellow homeowners and landowners whose views are inconsistent with recent communications that have been put forth by other concerned Apes Hill Club stakeholders. We have no quarrel with opposing viewpoints, but in this letter, we present the position of a group with a quite different perspective. Our point of view is not without its reservations, and we highlight those at the end of the letter.

Several of us have been homeowners and landowners from the early days when Apes Hill was in its infancy. We were encouraged by the early plans for the magnificent property and impressed with the golf course and its spectacular scenery and vistas. Some of you will remember the temporary clubhouse at Spring House which served us well for several years. However, we yearned for a proper clubhouse and were excited when one was eventually built. While the membership numbers remained low, club events were well supported, and many good memories remain.

Property sales unfortunately continued to lag and by 2017/18 it was obvious that standards were slipping, with difficult financial issues becoming more and more prevalent. In May 2019 the original developer was forced to moth ball the facility, creating a dilemma for banks and institutions that had financed the project. Minimal security and landscape maintenance were continued but the property quickly became overgrown and unsightly. It was a sad outcome for those of us who had built homes, planned to build homes or to sell properties to prospective home builders.

The process to find a new developer was complex and worrisome and at times appeared unattainable. Eventually potential developers came forward and, following a lengthy period of evaluation, international businessman Glenn Chamandy's proposal was deemed successful.

Following negotiations leading to a sale of Apes Hill Club assets, Mr. Chamandy engaged in an ambitious campaign to ensure that Apes Hill Club would meet the superb potential of the property. At the time of writing, the golf course has undergone extensive renovation, while to a great extent, maintaining what was always an enjoyable routing. It is now much more playable for the average member while still presenting a good test to the better golfer. The difficult large greens with their paspalum surfaces have been replaced by more puttable ones using 'Barbados-friendly' Tiff eagle surfaces, the same turf employed by the very best courses in the Caribbean, such as the Green Monkey. Fairways utilize Zoysia grass, also the best type for the local climate. New state of the art irrigation systems have been installed and the entire work program has been conducted with environmental concerns at the top of the priority list.

Work continues on Clubhouse renovations, a halfway house, a new security system, street lighting, tennis and padel courts, swimming pool, fitness centre, pro shop, hiking trails and farming of healthy local foods. A par three course is well under way and the world class golf

Performance Centre is nearing completion. We understand that a Spa is also in the plans. In short, an enormous commitment and investment is being made in Apes Hill Club.

In a couple of weeks, we will experience a new milestone in the rebirth of Apes Hill Club. While many people were skeptical that the developer would meet the November deadline for member play on the renovated golf course, its opening is now imminent. Congratulations are in order. A well-maintained, high-quality golf course, will have a very positive effect on property and home values while providing a great deal of enjoyment to many Apes Hill residents.

It has been suggested that the current developer does not have 'successor developer' rights. We understand that lawyers representing a group of HOA members is considering legal action to fight the current developer's rights in that regard. The founding developer with all the rights provided under the original Rules and By-Laws, failed. Is it in our interest to institute a more restrictive set of requirements for the current developer? All of us who built or purchased up to this point had access to the original documents and chose to proceed. It would be nice in an ideal world for the residents to elect the board of the HOA and operate as a separate entity from the developer. However, the reality is that any businessperson investing \$50+ million in a development, needs assurances as provided in the original documents. The model used is common in many parts of the world where such developments have been built. Mr. Chamandy's organization has operated in good faith, and we see no reason to provide potential roadblocks to their work.

A lengthy and costly legal battle with the developer seems, to us, to be contrary to the long-term interests of homeowners. Such an initiative potentially casts a dark shadow over the impressive investment currently underway. Of course, we must be prepared to stand up for our rights, however in this case, there is simply not enough upside, and in fact, such action may create negative outcomes.

We are encouraged by the developer's commitment and relieved that the project appears headed in the right direction. It will rank amongst the best in the Caribbean and provide a desirable lifestyle while preserving and enhancing the financial commitment made by homeowners.

While we look forward to the future of Apes Hill, our perspective is not without its concerns:

1. Landscape maintenance is substandard and does not reflect the appearance of a first-class facility. Streets are dirty from construction operations, grass on the verges is often overgrown and planting is poorly maintained. Waiting for the estate to be more fully populated is unacceptable. Improvement needs to be made immediately.
2. Security is lax. Access through the east gate and adjacent golf cart path is basically uncontrolled. Improvement needs to be implemented immediately.
3. We understand the need for the Golf and Members' Club to reach a critical membership level to maintain high standards while not creating annual losses. However, the current

compulsory membership requirement is creating hardship for certain home and landowners. A compromise arrangement needs to be found.

4. Home/landowners have not seen a detailed Master Plan. A more transparent approach to the overall long-term plan should be disclosed to HOA members.
5. HOA specific communication is poor and infrequent and needs immediate improvement.

We would emphasize that we have no formal relationship with the developer and the developer had no influence over the contents of this letter. We did however ask them to provide the amount of the estimated investment in the project. We would also point out that some signatories to this letter have not yet taken ownership of their properties as they are in various stages of completion. All such persons have signed purchase agreements and made significant financial commitments.

Apes Hill Club Concerned Citizens,

In alphabetical order:

Richie Alleyne
Theresa and Derek Foster
Ruth and Ed Ince
Brian and Kathy Lemessurier
Wendy and Nick Menzies
Monica and Michael Morrow
Grainne and John Slipper

Elizabeth and Bruce Bayley
Anna and Jonathan Frankel
Julie and Bob Laverdure
Veronica and Alberto Martinez
Heather and Adrian Meyer
Paula and Patrick Shannon
Philip Young