

September 29, 2022

Dear Fellow Members of the HOA:

I write to you again as President of the Society to ask for your support.

You know from your own experiences with the HOA and from reading the views of legal counsel, who have investigated the business dealings of the current Board of Directors of the HOA and PSI, at considerable expense to the organizers of the Society, that:

- (1) Your HOA operates with no transparency, under the control of a Board of Directors illegally appointed by PSI, for the benefit of PSI.
- (2) Your HOA refuses to answer member questions or allow its members to elect the Board of Directors of the HOA.
- (3) If you own a vacant lot at Apes Hill you can't build on it without the consent of PSI and will only be able to sell your lot on terms and conditions approved by PSI.
- (4) The financial statements of the HOA confirm that the HOA is seriously mismanaged and that its' accounts can't be verified.
- (5) Your HOA dues are determined by PSI without any input from you or the other members of the HOA. If you don't pay your dues, they become a lien on your property and your property can't be sold until that lien is satisfied or successfully challenged in court.
- (6) The 2021 HOA Rules have not been amended to remove the requirement that you must be a member of the Apes Hill Club, a golf club still to be formed, owned, and operated by PSI. Mandatory Membership in the Apes Hill Club can be enforced at any time by the Board of the HOA. If you don't pay your required membership fees and cover your share of the operating losses of the Apes Hill Club as determined by PSI, those charges will become liens on your property. You can't sell your property without satisfying those liens or successfully challenging them in court.

If you disagree with any of the foregoing, please email me and tell me why. I would welcome hearing from you.

Since the Society Website became operational on 18 July 2022, over 1,200 new visitors have visited the Website. Every time the Website is opened each visitor sees the following message:

WARNING: Please do not contribute to the Apes Hill Benevolent Society, Inc ("Society")

- (1) If you want the Apes Hill Club Homeowners Association, Inc ("HOA") to continue to be run by and for the benefit of Plantation Sanctuary, Inc ("PSI"), the current developer of the Apes Hill Development, by a Board of Directors appointed by PSI that claims to have fiduciary duties only to PSI and not to the HOA and all HOA members; or
- (2) If you want to be required, as a member of the HOA, to also be a member of the Apes Hill Club, a golf club still to be formed, owned, and operated by PSI, that will require you to pay an initiation fee of US\$125,000, annual dues of at least US\$20,000 and share in its losses.

That Warning was put on the Society Website because the organizers of the Society want to know if they will be asked to fully fund on behalf of the Society potential litigation against the current Directors of the HOA and PSI or if the Society will also have your financial support.

That question is still being answered until the 15th of October when new membership applications to join the Society will no longer be accepted. Now is the time for you to protect your property interests at Apes Hill and become a member of the Society. The Society supports the development of Apes Hill by PSI provided the interests of all property owners at Apes Hill are protected by a properly organized and functioning HOA, free of conflicts of interest, that is responsible to all its members.

Yours faithfully,

Paul Lamb

President