

GOLDEN LAKES

Community Development District

313 Campus Street, Celebration, FL 34747, 407-566-1935
210 North University Drive, Suite 702, Coral Springs, FL 33071, 954-753-5841

February 1, 2017

Residents and Property Owners

RE: Acquisition of the Club at Eaglebrooke

Dear Residents and Owners:

For those in attendance at the last CDD meeting, you may recall that the Board of Supervisors ("Board") had not received the final environmental II report on the maintenance area. At this meeting, we relied on a draft executive summary which indicated we had a clean report. Unfortunately, there was a late test on a single sample which we did not receive the results on until the last day of due diligence. That sample indicated there may be some containments that warranted further study. Subsequently, we negotiated an extension to the due diligence period through February 6, 2017, at 5:00 p.m. to allow a monitoring well to be installed.

We expect the results of the tests on the monitoring well samples to be back late this week. And because our due diligence runs out at 5:00 p.m. on the 6th and to avoid negotiating a fifth extension, I have called a special meeting of the Board for 10:00 a.m. on February 6 to review the results of the test(s). Let me apologize in advance for needing to hold this at 10:00 a.m. instead of in the evening, but the timing of this issue necessitated the 10:00 a.m. meeting time. The Board has committed to moving as many of the CDD meetings to the evening as we can, and we will make sure that happens going forward.

In other matters, as we discussed at the last meeting we have begun a search for a general manger. To date we have received two résumés from individuals, and I have met with one and spoken a couple of times with the other by phone. This week we will be placing ads requesting résumés for certified club managers. Also, as we discussed at the last meeting, initially the Board had all but eliminated the possibility of using a management company instead of an individual manager based on our understanding of the management financial model. However, one management company, Billy Casper Golf, reached out to us, and I have had some productive conversations with them. They toured the facility last week and are preparing a proposal. We also reached out to Troon, and I have had a productive conversation with them as well and expect them to submit a proposal as well.

There will **NOT** be a decision on the course management at the February 6 meeting. If we have proposals, they will be discussed as well as any individual résumés. But we need a larger group of submissions from both categories before we can even begin to decide.

As far as the survey of the members and residents is concerned, we have been advised by both the individual and management company candidates that they would recommend holding off on a survey until a manager is selected. We will be discussing this at the February 6 meeting to decide whether to heed this advice or move forward now with a survey.

Lastly, we would like to start receiving emails/letters of interest from those of you that wish to serve on the club advisory panel. This group will report to the CDD Board with recommendations on all aspects of the club operations. We anticipate collecting your indication of interest, and the CDD Board, along with the new manager, will make the decision on the final seven-to-nine-member advisory panel. While this is an independent advisory panel from the CDD Board, the advisory panel will still be subject to Florida Sunshine law requirements. To be considered please send an email to the CDD addressed to admin@goldenlakescdd.org with the subject line "Eaglebrooke Club Advisory Board Submission." Also, please include the following information:

- Your name
- Address
- Email
- Daytime phone number
- Please indicate if you are currently a member of the club and if so what type (i.e., golf, social, etc.)
- A brief bio
- A brief statement on why you feel you should be appointed to the advisory panel

Please keep in mind that all communications with the CDD, including the above information, are subject to Florida's public record laws.

Thank you all again for your interest in making Eaglebrooke the premier residential community and country club in central Florida.

Sincerely,



Rich Weaver
Chairman