

Greetings from Grenelefe,

Third quarter 2014

Hot, humid and not a breeze to be found. The only things moving outside are the bugs. There is a reason most everyone heads back up north this time of year. It is the start of June, and we are experiencing the beginning of the afternoon rains. This means that we will start doing this year's plant installs. So far, this summer seems like it is going to be a wet one and, of course, very warm. As much as I grumble about this kind of weather, I know that it brings out the best when it comes to the landscaping here at Grenelefe.

Last newsletter I discussed the potential pros and cons of a joint financing initiative with Westgate to get the roads fixed. That option has been removed for the time being. Westgate informed the board that the roads project from their standpoint was to be put on hold. There are indications that they are selling the property. However, there is no official word from Westgate yet. I know, you have heard this many times, and that this could be another bust and it might, but I don't get that feeling. For them to pass up potential financial assistance for repairing the roads tells me that something big has changed. We will keep everyone posted if there are any new developments with regards to the sale of Grenelefe. Hopefully we will have some concrete news soon.

Although the roads are not being repaired, we continue to work on the paving of the parking areas around the condominiums. This past month we completed this year's areas. There has been some confusion as to what roads belong to the developer and which are owned by the Association. The parking areas are obvious. However, some of the streets and drives are not. What belongs to the condominium association and what belongs to the developer is determined by the condominium association documents. There are 18 different associations that make up the Grenelefe Condominium Association. Any roads that have the same name as one of the condominium associations belong to the developer. For example Camelot drive belongs to the developer whereas Olde Camelot Circle (there is no condominium association named this) does not. Thus far we have paved the parking lots and drives in the following areas:

Olde Camelot Circle, Tennis Way, Sherwood Lane, Pinewood Court, Palm View Court, Maple Leaf Court, and the condominium parking lots along Camelot Drive.

We are planning to complete a large portion of the drives and parking lots on Abbey Court , Birch Way and Cedarwood Court next year. We are spending what comes in from maintenance fees for the parking lot reserves every year on the work being done. The parking lot project was developed this way so that we could complete the repaving over an eight-year period without raising the maintenance fees or having a special assessment.

We saw a huge increase in traffic from prospective buyers and renters this past winter, far more inquires than we have seen in the past. If you are interested in selling or renting your unit, be sure to provide us with your unit number and contact information. We keep an updated list in the office to hand out to people who walk in to inquire and we have an area on our website ([www.grenelefecondominium.com](http://www.grenelefecondominium.com)) where units can be listed for rent or sale. This is a great way to get your contact information out there for potential renters or buyers.

As always it is a pleasure for us to continue to serve you and we look forward to seeing you soon.

Sincerely,

Chris Gourdie  
General Manager