

This is a re-print of a letter that was sent to the owners at the end of October 2018. This letter explains the proposal to finance the Sewer Connection Project.

If your unit has not already voted ye or nay regarding this proposal, please do so now.

October 27, 2018

Dear Fellow BSBCCA Owners,

The process for the impending Sewer Connection Project is moving ahead and we hope to start the project in the not too distant future. Therefore, it is time to turn our attention to funding the impending project which will connect the Beach Club to the Town sewer line.

We collected \$978K from the owners in 2004. Of that amount, \$274K remains as of this writing, the rest having been spent exclusively on sewer-related legal and engineering fees. This \$274K will be used for the project, but the remainder of the needed funds will have to come from the owners.

The project will encompass various aspects including: 1.) construct infrastructure to bring the wastewater from the entire facility to the sewer line; 2.) install pump station in northeast corner of our parking lot; 3.) install pump station control panel and associated electrical work; 4.) install one concrete wastewater holding tank; 5.) install two-inch pipe under the causeway from the edge of our property to the pumping station at Allagash Trail; 6.) abandon all existing septic tanks; 7.) remove existing leaching field; 8.) remove existing wastewater holding tanks; 9.) repave entire causeway and 10.) partially repave our parking lot. (It must be noted that there will be an additional task to carry wastewater from those units with water service to the infrastructure. The relatively small expense for this task will be borne only by the units affected.)

Although we will not have the exact amount that will be required to complete the project until we receive the bids for the work to be done, indications are that the entire cost of the project **could be as much as \$3 million**. We hope that competitive bidding will result in a lower cost.

In order to collect \$3 million, the cost that would have to be billed to the unit owners would be:

Bathhouse	\$2319
Mini-double Bathhouse	\$2899
Double Bathhouse	\$3479
Cabana	\$4639
Live-In	\$6958
Deluxe Live-In	\$9277

In order to help the unit owners with this impending expense, the Board would like to offer financing. The Condominium Association would borrow the needed funds so that the owners could borrow from that pool of money. However, in order for our Condominium Association to borrow money, our bylaws require the approval of 67% of the unit owners. If we receive that required approval, we could finance the project with terms of approximately 5.5% interest which each unit would repay over a five-year period (in addition to each year's assessments and fees). It should be noted that no financing will be secured until all permits have been issued and until the actual costs are known and measurable. We will keep you informed throughout the process.

Continued!!

Without owner approval for the financing, each unit would have to pay the total cost in early 2019. If financing is approved by 67% of the unit owners, each unit will be offered the choice of paying the full amount up front or of financing that same amount.

Accordingly, the amount to be financed would be a maximum of \$3 million. It should be noted that the amount may be less, depending upon how many units decide to pay the full amount up front

Therefore, we, the Board of Directors of the Bonnet Shores Beach Club Condominium Association, do hereby ask for your approval to borrow up to a maximum of \$3 million in order to complete the construction of the Sewer Connection Project.

Please complete the following ballot and return it to us as soon as possible. We will notify you if and when we reach the required 67% approval.

Regards,

Board of Directors
Bonnet Shores Beach Club Condominium Association

- - - - -
NOTE: This is the actual vote of your unit.



☐ **Approve borrowing up to a maximum of \$3 million for the Sewer Project**

☐ **Disapprove borrowing up to a maximum of \$3 million for the Sewer Project**

Unit Number(s) _____
Include the unit number of ALL units for which you are the designated voter

Printed Name of Designated Voter _____

Signature of Designated Voter _____

Date signed _____