

**From:** Zac@uniprop.com,  
**To:** george.saundersiii@gmail.com,  
**Cc:** sbbeauche@verizon.net,  
**Subject:** RE: Meeting Follow Up  
**Date:** Thu, Dec 3, 2020 8:51 am

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Thanks George.

1. We do not have existing plans for major capital expenditures. This is subject to change based on the needs of the community.
2. Ownership has assured me that capital expenditures made prior to 2021 will not be revisited. There are no plans to change management in the future.

Are you available today at 3pm? Apologies for the late notice, so can plan for Friday if that's better. Thanks so much.

Best regards,

**Zac Matthey**, Chief Investment Officer

Telephone 248-594-6810

Email [zac@uniprop.com](mailto:zac@uniprop.com)

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**From:** George Saunders <george.saundersiii@gmail.com>  
**Sent:** Tuesday, December 1, 2020 1:09 PM  
**To:** Zac Matthey <Zac@uniprop.com>  
**Cc:** sbbeauche@verizon.net  
**Subject:** Re: Meeting Follow Up

Zac,

"We hope you had a nice Thanksgiving break as well. So far, 20 easement owners have responded to our e-mail. The majority of responses are in favor of compromise. Some questions were brought up such as :

1. What plans does the resort have for major capital expenditures in the future?
2. What assurances do we have after the compromise that capital expenditures prior to 2021 cannot be revisited for additional compensation by current and future resort management?

Sherry and I are available anytime on Thursday for a call to firm up plans for the compromise solution and settle this issue.

Let us know what works for your schedule.

Best Regards

On Mon, Nov 30, 2020 at 11:12 AM Zac Mattey <[Zac@uniprop.com](mailto:Zac@uniprop.com)> wrote:

Thank you, George and Sherry. I hope you had wonderful Thanksgivings. I understand your process as you described below. Let's schedule a call for the week of December 7<sup>th</sup> so that we can get this off all of our plates. Let me know when is best for both of you and we can coordinate accordingly. Thank you.

Best regards,

**Zac Mattey**, Chief Investment Officer

Telephone 248-594-6810

Email [zac@uniprop.com](mailto:zac@uniprop.com)

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**From:** George Saunders [mailto:[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)]

**Sent:** Tuesday, November 24, 2020 3:41 PM

**To:** Zac Mattey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

**Subject:** Re: Meeting Follow Up

Zac,

Sherry and I are in the process of finalizing an email describing the options for the issue at hand. It will be sent to the easement owners today. Owners must have the opportunity to weigh in on either taking the compromise of \$90,000 with no further obligation on past projects or not which would mean a meeting of the full Board to vote on the issue. The members will have a two-week comment period ending on Tuesday, December 8th. Shortly after we can have a call to discuss the results and make a decision.

Best regards,

On Mon, Nov 23, 2020 at 12:25 PM Zac Mattey <[Zac@uniprop.com](mailto:Zac@uniprop.com)> wrote:

George / Sherry,

I appreciate your diligence on this. What is your timing to come back to me or notify the board of a vote? Thanks.

Best regards,

**Zac Matthey**, Chief Investment Officer

Telephone 248-594-6810

Email [zac@uniprop.com](mailto:zac@uniprop.com)

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**From:** George Saunders <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>  
**Sent:** Saturday, November 21, 2020 11:35 AM  
**To:** Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>; [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)  
**Subject:** Re: Meeting Follow Up

Thanks. We are in the process of reaching out to the Class B easement owners before taking any action.

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**From:** Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>  
**Sent:** Saturday, November 21, 2020 10:02:06 AM  
**To:** [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>  
**Cc:** [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com) <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>  
**Subject:** Re: Meeting Follow Up

George - following up on our conversation, emails addresses for class A directors are:

[Roger@uniprop.com](mailto:Roger@uniprop.com)

[Bdye@appleislandresort.com](mailto:Bdye@appleislandresort.com)

Thanks,

Zac

On Nov 18, 2020, at 5:39 PM, Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)> wrote:

That should work. I'll call you then.

On Nov 18, 2020, at 5:23 PM, [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) wrote:

Hi Zac:

We could make it at 1:00pm tomorrow.

Please let us know.

Thank you.

Sherry

-----Original Message-----

From: Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

To: [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>; [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com) <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>

Sent: Wed, Nov 18, 2020 11:45 am

Subject: Meeting Follow Up

Hi Sherry and George,

Hope you're doing well. I wanted to circle back on our discussion. I think I have the answers we need to bring this to a conclusion. Are you able to connect tomorrow afternoon at 2pm? Thanks.

Best regards,

**Zac Matthey**, Chief Investment Officer

Telephone 248-594-6810

Email [zac@uniprop.com](mailto:zac@uniprop.com)

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**From:** [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>

**Sent:** Friday, November 6, 2020 2:26 PM

**To:** Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>; [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)

**Subject:** Re: Some information for our meeting this afternoon at 3pm

Zac

My number is 941-661-5965.

Sherry

-----Original Message-----

From: Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

To: George Saunders <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>; [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)

<[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>

Sent: Fri, Nov 6, 2020 2:22 pm

Subject: RE: Some information for our meeting this afternoon at 3pm

Great! Let me know the best number to reach you both and I can conference us in together at 3pm.  
Thank you.

Best regards,

**Zac Matthey**, Chief Investment Officer

Telephone 248-594-6810

Email [zac@uniprop.com](mailto:zac@uniprop.com)

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**From:** George Saunders <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>

**Sent:** Friday, November 6, 2020 8:49 AM

**To:** [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net); Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

**Subject:** Re: Some information for our meeting this afternoon at 3pm

Ok by me.

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**From:** [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>

**Sent:** Friday, November 6, 2020 8:44:47 AM

**To:** [Zac@uniprop.com](mailto:Zac@uniprop.com) <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

**Cc:** [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com) <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>

**Subject:** Re: Some information for our meeting this afternoon at 3pm

Zac:

That time works for me.

Sherry

-----Original Message-----

From: Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

To: [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>

Cc: [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com) <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>

Sent: Fri, Nov 6, 2020 8:37 am

Subject: Re: Some information for our meeting this afternoon at 3pm

Thanks. Does 3pm work for you both ? Yes, we should discuss the capital expense reimbursement today.

Best

Zac

On Nov 6, 2020, at 8:32 AM, [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) wrote:

Good morning Zac:

How about 2:30pm today. Is the agenda for the meeting still the same?

Please let us know.

Thank you

Sherry and George

-----Original Message-----

From: Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

To: [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>

Cc: [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com) <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>

Sent: Thu, Nov 5, 2020 6:11 pm

Subject: Re: Some information for our meeting this afternoon at 3pm

Sherry / George - what is your availability for a call tomorrow (Friday)? Thank you.

Zac

On Nov 4, 2020, at 5:32 PM, Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)> wrote:

Hi Sherry,

I was looking at this Thursday or Friday or early next week. Is that possible ?

I do not have the report that you are referencing unfortunately. It is not something I have seen prior to your sending it.

Thanks,

Zac

On Nov 4, 2020, at 5:20 PM, [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) wrote:

Hello Zac:

Next week Thursday or Friday would work best for me. I am wondering if we are going to receive a 2019 Replacement Reserve summary in the same format as the 2017 and 2018 summaries (copies of those were emailed to you), before our meeting.

Thank you!

Sherry

-----Original Message-----

From: Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

To: [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>

Cc: [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)  
<[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>

Sent: Wed, Nov 4, 2020 11:32 am

Subject: RE: Some information for our meeting this afternoon at 3pm

Hi Sherry and George,

Hope all is well. Please let me know your availability for a call on Thursday or Friday. Otherwise, we can try to for next week. Thank you.

Best regards,

**Zac Matthey**, Chief Investment Officer

Telephone 248-594-6810

Email [zac@uniprop.com](mailto:zac@uniprop.com)

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**From:** [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)  
[<mailto:sbbeauche@verizon.net>]

**Sent:** Wednesday, October 28, 2020 11:39 AM

**To:** Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

**Cc:** [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)

**Subject:** Re: Some information for our meeting this afternoon at 3pm

Zac:

No problem with canceling today's meeting. George was traveling last week and yesterday was the first chance we had to discuss your email, and I spent time going over all the association's documents for the last couple of years. As a matter of fact, I just found the 2017 Replacement Reserve Summary yesterday; so as to have a productive and effective meeting we wanted to give you all the information that we have.

Please let us know when you would like to reschedule.

Thank you!

George and Sherry

-----Original Message-----

From: Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

To: [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net) <[sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)>

Cc: [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com) <[george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)>

Sent: Wed, Oct 28, 2020 10:55 am

Subject: RE: Some information for our meeting this afternoon at 3pm

Sherry / George – thank you for getting back to me. As I sent this out to you last week but just received your feedback today, my suggestion is that we cancel today's call. I would like to review your comments with Management and Ownership before we have any further discussion on this matter. Thank you.

Best regards,

**Zac Matthey**, Chief Investment Officer

Telephone 248-594-6810

Email [zac@uniprop.com](mailto:zac@uniprop.com)

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**From:** [sbbeauche@verizon.net](mailto:sbbeauche@verizon.net)

[<mailto:sbbeauche@verizon.net>]

**Sent:** Wednesday, October 28, 2020 10:45 AM

**To:** Zac Matthey <[Zac@uniprop.com](mailto:Zac@uniprop.com)>

**Cc:** [george.saundersiii@gmail.com](mailto:george.saundersiii@gmail.com)

**Subject:** Some information for our meeting this afternoon at 3pm

Good Morning Zac:

George and I met yesterday afternoon to discuss your email containing the information for tomorrows meeting.

We both agree that the amount of money that AIR Management wants to withdraw from the associations replacement reserve funds is quite alarming and not at all in line with past practices.

Reserve funds belong to the Easement Owners Association to meet our future replacement obligations. If AIR management withdraws \$90,000, it would be a violation of their fiduciary responsibility.

We feel that current replacement reserve funds should only be used cover the associations share of qualified replacement costs incurred by Apple Island Resort during the year we are trying to settle (2019). This would be consistent with the procedure that was established in 2017, between AIR management and our association directors at that time.

We are attaching copies of the 2017 and 2018 Replacement Reserve summaries that Chris gave to our directors when he gave them the yearly budget information. We would like to get a copy of that report for 2019, so that we can have that for back up information to compare the changes from year to year. One figure that stands out from your email is the community center cost amount. Your email states 1.1 million and the two replacement reserve summaries show \$800,000.00. That's a difference of \$300,000.00, not sure what that is all about?

The final attachment is some background history on some of the items referenced in your email.

So, we are looking forward to obtaining that updated info.

We are very hopeful that we can work out a fair and satisfactory solution.

Thank you!

George and Sherry

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George Saunders

Cell: (802)855-3156

e-mail: [George.saundersiii@gmail.com](mailto:George.saundersiii@gmail.com)

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George Saunders

Cell: (802)855-3156

e-mail: [George.saundersiii@gmail.com](mailto:George.saundersiii@gmail.com)