



March 15, 2025

VIA EMAIL ([PNanula@concertgolfclubs.com](mailto:PNanula@concertgolfclubs.com))

Peter J. Nanula

The Club at Renaissance

12801 Renaissance Way

Ft. Myers, Fl. 33912

RE: Reply to Club request for meeting

Dear Mr. Nanula,

Please consider this a response to yours of March 10, 2025, directed at the Renaissance Community Association Board of Directors (RCA Board). For purposes of clarification, the RCA Board elected and installed on February 24, 2025, formed several Committees, one of which was the Club Relations Committee, which is charged with matters relating to the Club at Renaissance. This Committee is comprised of Alex Ortega, Board President, and Kip Kobussen, Board Secretary.

We sincerely appreciate your willingness to reach out to us in the spirit of cooperation and agree with your statement regarding the acrimonious relationship between the Residents of our Community and Concert Golf Partners (CGP).

However, given that several iterations of the RCA Board have been engaged with various members of Concert management from time to time with little, if anything to show for it, we believe it would be more productive, prior to any in-person meeting, to frame out the issues for resolution. Frankly, the last time members of the RCA Board sat down with a member of CGP management, the Community was offered "better coffee in the Trophy Room" as a compromise. We find any meeting with that as the starting point useless.

As Mr. Straub had to appreciate during his most recent Q&A sessions with the Community, there is overwhelming dissatisfaction with the current situation. And much like you are answerable to your shareholders, the Club Relations Committee is answerable to the RCA Board as a whole, which in turn is answerable to the Community at large. To put a fine point on it, the mandate given the Board in the recent election was not driven by a handful of activist Residents, as we've heard CGP claim again and again, but rather by an overwhelming majority of the Residents. The Residents have made it crystal clear to the RCA Board that their concerns about the manner in which the Club is operated and the impact that has had, and could have, on property values is of paramount concern. As such, given the obligation of the RCA to act in the best interests of the Community as a whole, we are bound to follow that guidance.

Therefore, while we are supportive of a constructive dialogue and interested in resolving this unfortunate situation, rather than convening a meeting only to find out that the RCA Board cannot do what CGP wants, we respectfully request that you advise us as to what things CGP believes the RCA Board can do to improve the relationship. If those things are within the power of the RCA Board to agree to, we would find a meeting beneficial and welcome it. But if CGP's bottom line is things that the Board cannot agree to, whether due to Community guidance or lack of standing, then any meeting would simply lead to more frustration on both ends. To make it clear, if CGP is looking for the RCA Board to somehow make the zoning issues go away, we will simply note that we do not believe that we have the power to do that, either with the County or with the Residents of the Community. And please understand, that even if the RCA Board recommended to the Community that we, the RCA Board, could somehow make the Violations go away and we recommended doing so, there would be many Residents who would vehemently disagree and make their own Complaints with Lee County.

We want you to know that we are not answering through legal counsel; we are not rejecting your overture; and we are not, as Rick Rainville so inelegantly put it:

A few disgruntled people desperately trying to undermine the club and sow seeds of fear among you. Outright false or misleading statements that have been made about the club and its operations, including unsubstantiated claims about members not being able to get tee times and false claims about the number of members and public play.

We are, instead, an RCA Board comprised of volunteers elected by the Community. You must know that our obligation has been and will continue to be to follow the wishes of the entire Community and represent that Community's interests as best we can. We've resisted responding to Mr. Rainville's numerous libelous statements and, frankly, urged calm to what was, on February 24, 2025, a room full of angry people urging a response and quicker action. Much like the room was during Mr. Straub's Q&A sessions.

In summary, we would be pleased to meet if such a meeting could be productive. And the manner in which we will determine that is if the things CGP desires are within our powers is noted above.

We look forward to your response.

*Alex Ortega*

Alexander Ortega, President of the Board  
Cc: RCA Board of Directors  
11691 Gateway Blvd. Suite 203  
Ft. Myers, Florida 33912

*Kip Kobussen*

Kip Kobussen, Board Secretary