



Aaron Straub
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March 24, 2025

VIA EMAIL (vnolin@theiconteam.com)

Board of Directors
Renaissance Community Association, Inc.
c/o ICON Management
11691 Gateway Boulevard, Suite 203
Fort Myers, FL 33913

Re: The Club at Renaissance response to the RCA

Thank you for your prompt response to our letter of March 12th.

Since we became the owners of the Club in 2022, we have made several good faith offers to resolve the outstanding issues surrounding the Joint Property Capital Process and investment, Gate labor reimbursement, and Spine Road shared maintenance in response to the prior Board's requests for resolution. The Club reaffirms its proposed terms for discussion to amend and restate the CSA (Cost Share Agreement) as follows:

1. The Club will contribute \$50,000 to establish a Capital Reserve Fund and work with the RCA on a Capital Reserve Schedule with annual contribution terms to address all future major repairs, replacements, and upgrades to the Spine Road or Entrance Improvements.
2. The Club will increase its previous reimbursement of some gatehouse expenses to all gatehouse expenses including labor.
3. The Club will pay its 50% share of the paver replacement project to ensure the project can be completed on the RCA's preferred timetable.
4. The Club will agree to the use of a mutually agreed upon third-party vendor (Juniper) to provide landscape maintenance services for the Spine Road and Entrance.

These terms represent a substantial improvement over the Club's historical contributions to the shared costs with the RCA and they provide the framework for a restated Cost Share Agreement that benefits the Community and the Club. This also allows the Club and the RCA to resolve differences in gatehouse expenses and landscape maintenance expenses contributions from last year and settle them retroactively.

We are happy to work with the RCA Board, as we typically do in more than 20 homeowner associations across the country, or with a committee tasked to work with us.

Our focus is to be good neighbors and stewards for The Renaissance Club for many years to come. It is our hope that a positive step in that direction would be to resolve the above issues with the RCA. These are typical club-HOA issues within our scope to solve directly with you, as they do not involve other bodies such as the courts or the County.

The Club at Renaissance

12801 Renaissance Way, Fort Myers, FL 33912 • (239) 561-4170

theclubatrenaissance.com

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We are focused on the following mandates: Delivering exceptional service and quality for all Members at the Club, and a set of agreements surrounding the issues at hand. Please let us know when you are able to meet and resolve these issues.

Sincerely,

Aaron Straub

Aaron Straub
Sr. Vice President

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