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ATTORNEYS AT LAW

December 10, 2024

By email

Chen  M. Thompson

Pavese, Counsel to Renaissance Community Association, Inc.

1833 Hendry Street, Fort Myers, FL 33901

P.O. Box 1507, Fort Myers, FL 33902

CheneThompson@paveselaw.com

Subject: Renaissance Community Association

Ms. Thompson,

Thank you for your letter of November 20, 2024.

Our client, Concert Renaissance, LLC, ("Concert") appreciated the opportunity to meet with Renaissance Community Association, Inc. ("RCA") board members to discuss how to improve the coordination between the entities and establish an effective working relationship for the benefit of the broader Renaissance community, of which Concert is proud to be a part of.

Concert has reviewed the items discussed in the meeting and the items in your letter and it is my client's understanding many of the items can be quickly resolved in a mutually agreeable way as outlined below.

Specifically, in the order presented in your letter, and subject to mutually agreed upon documents approved by both parties:

1. **Amend and restate the CSA.** Concert would prefer to address the items in your letter (other than parts of 5 as stated) separate from amending and stating the CSA. As to the CSA broadly, Concert suggests that the format specified below is the best course for approaching the negotiation of an Amended and Restated CSA.
2. **Reimbursement of Gate House Costs.** Concert understands the concern and offers for discussion purposes an increased total annual contribution towards total gatehouse costs.
3. **Documentation.** It is our understanding a true up has been provided for the items referenced. Additionally, Concert agrees for discussion to the use of a mutually agreed upon third-party vendor to provide the landscaping and improvement services and documentation referenced in your letter.

4. **Standard of maintenance.** Concert expects the use of a mutually agreed upon third-party vendor will address any concerns regarding standard of maintenance.
5. **Capital Improvements.** Landscaping is addressed in 3 above. Pavers are addressed in 6 below. In both cases, Concert agrees to contribute as stated subject to the appropriate legal documentation. As to the balance, Concert requests these be addressed as part of the negotiation of the amended and restated CSA.
6. **Pavers.** Our client requests one more bid be solicited and then our client agrees for discussion to pay its 50% share so that the project can be completed according to the RCA's preferred timetable for the project. As both parties are paying towards the cost, an additional bid is good for all parties, to the extent it results in a lower price.
7. **Guests.** Concert has been and currently provides this information. Concert provides a daily tee sheet to the RCA by close of business to the guard house the prior day. Additionally, Concert provides attendance lists for all events in advance.

As to how to structure the above, Concert representatives prefer the format of working directly with the RCA board members as opposed to through legal counsel.

Along those lines, it is our understanding both parties have initially agreed to the following format:

1. The parties will work out deal points for the above items subject to legal review;
2. Both parties' legal counsel will formalize deal points into as many legal agreements are necessary, including but not limited to the amended and restated CSA; and
3. Both parties will review the formalized agreement(s) for approval.

Please confirm the above format is agreeable to your client and our client's representatives will reach out to schedule the necessary meetings.

Concert looks forward to working together for the best interests of the Renaissance community and to further its mission to preserve private clubs by investing capital to enhance amenities, service levels and the overall member experience—to build and maintain a thriving club environment for its members.

Sincerely,



Zachary W. Lombardo, Esq.

Copy to client.