

# Pine Lakes Homeowners Assoe. H, Inc.

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To: Kevin Karau, Equity Lifestyle Management

From: Pine Lakes HOA H and Resitlenb

CC: Julie Flake, Equity Lifestyle  
Management

Date: September 13, 2023

Re: Prospectus or Lease Agreement Changes

Hand Delivered to Kevin Karau 9.20.23

We are the residents and HOA H members of Pine Lakes Country Club and would like to address the Lease Agreement Payment option change that ELS has submitted to the DBPR. According to page 6 item 6, of the lease agreement, "All payments for rental shall be made by cash or check payable to Pine Lakes and mailed to the address stated above or delivered to the Administrative Office of the LANDLORD." Recently, ELS has demanded that payments only be mailed in, and now, the portal option, EFT, Western Union or Zego are listed as only options. Keep in mind that ELS is in the business of the 55 and older lifestyle communities and there have been many concerns brought to our board about this issue.

Please realize that a number of residents are not of the electronic age and might also have limited transportation access. Forcing these payment options on them at this age, when most do not have younger family around to assist with your confusing website, is very stressful and causes undue anxiety and additional cost for them. The residents of Pine Lakes Country Club have the right to utilize all the payment options in the original Lease Agreement, in addition to any new options that ELS would like to introduce.

It is our opinion, that moving forward, ELS should be willing to change their Lease Agreement to the new payment systems that they want to implement and this should not affect our current signed Lease Agreements.

We are also aware of additional change submissions sent to DBPR, and therefore request copies of those submissions. It is our understanding that the lease agreement rules and regulations may be amended but require proper notice and agreement of both parties,

We look forward to Your response and the opportunity to reach an agreement that works for your 55+ residents.



Pine Lakes  
Country Club

Gary Nicolini President HOAH

Rec'd 9/20/23  
(Handwritten initials)