BE CAREFUL WHAT YOU VOTE FOR

We have given you the way forward to vote out "**MANDATORY MEMBERSHIP**". Our article **"30 Signatures Are All That is Needed to Force the Vote"** gave the solution to rid us of nosediving property values, increased dues, non-resident subsidies and the right to vote on **Capital Improvements.** We gave details how to remove a **"despondent board"** which has no clue about managing, especially during a period of **declining golf and country clubs.** Instead of the board coming to grips with the problem, they **"worsened"** it by depriving us of our **"voting rights"** using tactics of **by-laws revisions** such as ***Article V Section "H" permitting* "LEASING".** Renting **"Abolishes"** voting by members claimed by the board per ***Section "H"*.** That Section *went **unnoticed.*** Obstructing members' voting rights became Board *standard operating procedure.* Throughout the 2018 By-law revisions, the board jam packed Sections like ***Section "L"*** of **Article *VIII***. *"The board shall determine the maximum numbers of Non-Resident Non-Equity Members.* That by-law revision replaced member approval to limit the number of non-residents. Non-residents now at 115 embodying 30% of Delaire's membership without a cap, increasing monthly while the mandatory captives declined to 282 and the bottom line bleeds **RED INK.**

We detailed past board power grabbing by the board against the membership. The Chair of the Legal & By-Laws committee announced they are working on the **sixth Amended and Restated Articles of Incorporation** during the board meeting of September 27, 2019. **Here we go again,** losing more members rights in the "**Restated Articles".** We **RECOMMEND that you VOTE NO** on any **"RESTATEMENTS OR BY-LAW CHANGES".**

BOARD MOVING FORWARD WITHOUT MEMBER APPROVAL

Reading the minutes gave us awareness of **Board actions without member approval** regarding their "**8 Million Dollar Strategic Plan".** At the Town Hall meeting in March their multimillion dollar plan was publicized, without finalizing anything, no approvals were given, no discussions were held as to financing the debt. Attendees' quiet response during and ending of the presentation foretold that members are not supportive. Such an undertaking will increase our already bizarre high dues. **Phase 3** of the POA **"Infrastructure Fix"** will require new dues increases to fund the **$2 million dollar project.** Disregarding the funding of the POA'S project, the board without having membership approval is spending money and time, signing agreements with contractors, increasing the debt limit and other alignments listed below as if the **"5 year plan"** has been authorized.

1. The board signed a $15 million dollar line of credit funding the plan and repaying other debt if the **"$8 Million Dollar 5 year Strategic Plan"** is approved by membership vote. A sizable fee was paid for a stand-by credit approval. If members **VOTE "NO",** as "**We recommend,** the fee was purposeless. If the vote passes it requires a **repayment of $750,000 yearly for 15 years. Resident members BEWARE,** non-residents **will quit** once dues spiral out of control. Resident-members **cannot quit and** remaining accountable for **$750,000 yearly** payment on top of the leasing requirements funded without member approval bringing the total to **$1 MILLION DOLLARS DUE AND PAYABLE YEARLY. Beware what you are voting for**!!

2. **Without member approval,** the board engaged Architect **Jess Sowards** for refurbishing the Club House, **Jan Bel Jan as** golf course designer and **Mike Holtzman** for Kitchen Equipment Replacement and design. The purchase of the equipment went to "**Profitable Food Facilities"**. **Ines Ferrari is the** interior design firm for redecorating the club house.

3. Leased **"Fitness Center"** equipment cost has not been specified at this time. **Leasing Golf maintenance equipment costs us $170,000 yearly.**

The June Finance Committee reported. *"Without increased dues of $57,844 and not hiring a third golf pro of $30,000 the club would have a large deficit".* That report flagged that **non-resident members paying half dues** are unprofitable. The more we bring aboard, the more **"RE D INK"** goes to the bottom line. The $57,844 is a receipt not income. At year end it will cost us double or more to service the receipt. With over 410 members and more coming we lose money. That showcases that Delaire is the best deal in town, and **non-resident members paying half dues impair profitability**. Resident members forced to pay full dues dwindle as dues increase. In our opinion reading the financials with the "**poppycock"** repeats being on budget or over budget just made to confuse the issue, without knowledge of the budget. **We forecast a sizable deficit at the end of the year.** The board's newly planned $8 million debt may include wiping out the deficit and may have started the plan for that reason. The combination of the **POA'S $2 million dollar "Infrastructure Fix",** and the **$8 million dollar plan are not a coincidence,** both at the same time, requires unsupportable dues increases for many resident members. Keeping dues at competitive levels, with presaged dues increase demands requires the following: **Equalize the non-resident dues to Resident levels or forget about the 5 year plan. "VOTING OUT" mandatory rules is our best choice.** It raises property values, eases selling homes and makes lower priced homes attractive to members wanting to down size.

Voting Out mandatory rules will lose very few members. **FACT: NO CLUB THAT "VOTED-OUT MANDATORY RULES" HAS GONE OUT OF BUSINESS.** **Quite the opposite is true.** Bringing in professional management will help us to accomplish our goals. As we indicated in our article **Read: "30 Signatures Are All That is Needed to Force the Vote"** Members **MUST** become **pro-active.**

We are here to help. Call us or e-mail. Selling members - what do you have to lose? Your actions get repaid by being able to sell your houses at a higher price and more quickly, putting more money into your pockets.

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VOTE NO ON MORE DEBT & STRATEGIC PLANS

ABOLISH MANDATORY MEMBERSHIP