



Date: February 23, 2023

To the Camelot Lakes Rent Negotiating Committee:

Cove Communities wants to thank the Camelot Lakes Rent Negotiating Committee for their participation in the recent rent negotiations and to acknowledge that we all are all jointly interested in providing a positive living experience for the residents of Camelot Lakes. In years past, the long-term Rent Increase Agreement included discussion of a number of items related to routine maintenance and administrative responsibilities and it was our position during this year's negotiations, that some items do not belong in our standard Rent Increase Agreement and have been removed. However, we want to ensure the Rent Negotiating Committee, that although these items have been removed from the Rent Increase Agreement, Management will continue to focus on these items which are summarized below:

- Develop and implement the Cove 360 Inspection System to assist in adherence to community rules and regulations;
- Improve the process of recording, tracking, completing and reporting maintenance requests;
- Upgrade and repair the sprinkler system as needed to allow for proper working conditions;
- Continue road repaving and repair sunken water drains;
- Complete the update of the computers in the Clubhouse and Auditorium to include the ability to live stream meetings and events;
- Replace the flooring in the Clubhouse Cardroom;
- Provide daily cleaning of the pool area including rest rooms, showers, saunas, and pool furniture;
- Coordinate monthly meetings between 3 members of the Homeowners Association Board and the Community Manager and quarterly meetings with the Regional VP;
- Establish a standard for the installation and type of storage boxes to be placed at each RV space, which will be purchased and installed at the resident's expense; and
- Maintain lawn with sufficient cuttings per year to maintain an attractive/groomed appearance year-round.

As always, I encourage residents to contact the Community Manager or myself with any questions or concerns and we always appreciate positive feedback about things that are working well.

Sincerely,


Mike Rosenhagen
VP MH Operations