

Russell, Ryan - (FLA)

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Tuesday, January 7, 2020 8:08 AM
To: Russell, Ryan - (FLA)
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

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Ryan Russell, PMP | Project Manager
Turner Construction Company | 135 W. Central Blvd. Ste 950 Orlando, FL 32801
| Mobile 407.334.1335 | rrussell@tcco.com
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12/20/2019

Time: 1400

Subject: Eden Apartment Complex Discussion

Location: Stoneybrook East Fitness Center

Attendees:

Eden

Jay Jacobson

Jerry Aguierre

Rebecca Wilson

SBE Residents

Jason Joyce

Brian Jacobs

Kin LaFate

Ryan Russell

Notes

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 - b. Discussed the roofs shown. They will be at 45 ft. height at ridge, 40-year composite architectural shingles and 4/12 slope.
 - c. Discussed offsets shown for building footprint to exterior face of landscape. Eden stated that in all except for two instances the offset is 50 to 60ft, with the closest approach at 25ft.
 - d. Cart path for ninth hole will also pass through landscaped area, currently not depicted. SBE residents are interested in seeing this finalized.
 - e. Discussed note affixed to the top right corner of view. If Orange County does not approve materials, they will need to be changed for approval. The last phrase "and are subject to change," Eden agreed to modify statement to include "to like kind in size and quality."

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2. Ms. Wilson transitioned to asking if we were looped in on the latest between the HOA and the Golf Course, we stated that we likely were not up to date on the latest. We requested that we hold that conversation until later as it was important to review the requested concessions provided by Ryan Russell to Ms. Wilson.
3. Review of requested concessions:
 - a. Security Wall at Perimeter of Complex.
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 - i. SBE residents requested no felons and no pedophiles
 - ii. Eden stated they do background checks on everyone – would not commit to no felons, agreed no pedophiles. Also, check on financial background – for ability to pay.
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 - iv. Eden stated background checks will be conducted but it remains unclear what additional screening will be performed to meet this request, if any.
 - d. Low Income Housing
 - i. SBE residents requested no Section 8 or equivalent State and Municipal low-income housing programs
 - ii. Eden stated that these would be market rate and they that Section 8 would not qualify for these “Class A” units.
 - iii. When further pressed on the issue, Eden went deep into explaining and jargon to avoid outright stating they would leave open the possibility of accepting Section 8. Ms. Wilson stated explicitly there would be no agreement on this issue.
 - iv. **OPEN ITEM:** The Eden team were very careful to correct themselves when using the term luxury units and state they are “Class A” units. We need Eden to define the difference between the two statements. Because clearly there is room for a legal misrepresentation on this issue.
 - v. **OPEN ITEM:** Need clarification from Eden – During discussion of layout of buildings, Eden stated that rents are higher for lake front units than road front units. Eden stated that maintaining or raising rental complex values is the business model. Eden stated that they would likely hold this property for

somewhere between 3 and 7 years. Based on those statements and looking at the landscape view as it matures, what will happen to the rents for the lake-facing units once obstructed by landscape cover?

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 - i. SBE Residents requested 30ft trees and additional screening landscape provided by stamped landscape architectural plans. In-place landscape approved by impacted residents prior to finalization.
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 - iii. When challenged that SBE residents would, in fact, follow through with that line of thought; Eden backed away from that argument finally stating, with another specious argument, that they could not be held liable for other market functions such as real estate downturns or property neglect on our part. To be clear, all parties at the table understand the appraisal process and statement provided by SBE residents in the original concessions list. A market downturn would impact the entirety of SBE, not just those directly damaged by Eden and property neglect would immediately bear itself out in the appraisal process – property condition is one of the main categories covered in residential appraisals and any neglect would register on the documents from pre to post construction.
 - iv. **OPEN ITEM:** Eden's position on this issue is a non-starter for the impacted residents and needs to be further discussed in order to reach anything that would resemble a win-win situation for all parties involved. This needs to be discussed with the commission; SBE residents provided a reasoned and realistic approach to determining impact in what is a fair and measurable method. Eden is unrealistic and unreasonable; the best they can provide is an illogical and specious argument, which finally boiled down to a wealthy property developer with a retained high-dollar attorney bullying residents who are at the whim of the County Commission to do the right thing to protect us.
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[v4.30]

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12/20/2019

Time: 1400

Subject: Eden Apartment Complex Discussion

Location: Stoneybrook East Fitness Center

Attendees:

Eden

Jay Jacobson

Jerry Aguierre

Rebecca Wilson

SBE Residents

Jason Joyce

Brian Jacobs

Kin LaFate

Ryan Russell

Notes

1. Eden provided South-view landscape renderings (at time of construction and what was represented as a 5-year maturation view) and a landscape site plan
 - a. SBE Residents discussed concerns with what was shown, 5-year maturation view appears to depict in excess of 10 ft. of growth in 5 years, which appears unrealistic.
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 - e. Discussed note affixed to the top right corner of view. If Orange County does not approve materials, they will need to be changed for approval. The last phrase "and are subject to change," Eden agreed to modify statement to include "to like kind in size and quality."

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2. Ms. Wilson transitioned to asking if we were looped in on the latest between the HOA and the Golf Course, we stated that we likely were not up to date on the latest. We requested that we hold that conversation until later as it was important to review the requested concessions provided by Ryan Russell to Ms. Wilson.
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 - i. SBE residents requested no felons and no pedophiles
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 - iv. Eden stated background checks will be conducted but it remains unclear what additional screening will be performed to meet this request, if any.
 - d. Low Income Housing
 - i. SBE residents requested no Section 8 or equivalent State and Municipal low-income housing programs
 - ii. Eden stated that these would be market rate and they that Section 8 would not qualify for these “Class A” units.
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 - v. **OPEN ITEM:** Need clarification from Eden – During discussion of layout of buildings, Eden stated that rents are higher for lake front units than road front units. Eden stated that maintaining or raising rental complex values is the business model. Eden stated that they would likely hold this property for

somewhere between 3 and 7 years. Based on those statements and looking at the landscape view as it matures, what will happen to the rents for the lake-facing units once obstructed by landscape cover?

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 - ii. Eden countered with a specious argument asking if property values increased, would we in turn pay Eden for the extra property appreciation.
 - iii. When challenged that SBE residents would, in fact, follow through with that line of thought; Eden backed away from that argument finally stating, with another specious argument, that they could not be held liable for other market functions such as real estate downturns or property neglect on our part. To be clear, all parties at the table understand the appraisal process and statement provided by SBE residents in the original concessions list. A market downturn would impact the entirety of SBE, not just those directly damaged by Eden and property neglect would immediately bear itself out in the appraisal process – property condition is one of the main categories covered in residential appraisals and any neglect would register on the documents from pre to post construction.
 - iv. **OPEN ITEM:** Eden's position on this issue is a non-starter for the impacted residents and needs to be further discussed in order to reach anything that would resemble a win-win situation for all parties involved. This needs to be discussed with the commission; SBE residents provided a reasoned and realistic approach to determining impact in what is a fair and measurable method. Eden is unrealistic and unreasonable; the best they can provide is an illogical and specious argument, which finally boiled down to a wealthy property developer with a retained high-dollar attorney bullying residents who are at the whim of the County Commission to do the right thing to protect us.
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- iv. Eden countered that this wouldn't occur because these are higher class apartments to which SBE residents pointed out that SBE was promised that Knightsbridge would be luxury apartments as well. SBE pointed out that this goes back to our larger concern, while they may be billed as luxury apartments now, they will not be luxurious 5 years from now. That is not how any of the apartment complexes work anywhere in this area.
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 - i. SBE residents requested power washing of our houses every 6 months and repainting at project completion.
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 - 1. Consistent communication with SBE residents.
 - 2. Active dust control measures.
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 - i. SBE residents expressed concerns with sound being conveyed across water.
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 - i. SBE residents want this agreement in a legally binding document prior to the commission meeting.
 - ii. Eden was non-committal – With holidays and vacation schedule, unlikely to receive feedback on this issue until 1/6/20. Additional concern on how this is conveyed to the residents.
 - iii. **OPEN ITEM:** As a means of saving some time on the language, please ensure successors are covered in this agreement. Residents and their successors as well as Eden, their property management firm as well as their successors.

Russell, Ryan - (FLA)

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Tuesday, January 7, 2020 8:08 AM
To: Russell, Ryan - (FLA)
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

Ryan,

I have spoken to my client and our positions have not changed. We let the HOA know of those items my client is willing to agree to and those are being incorporated into an Agreement with the HOA. I believe that the HOA will be sharing that agreement once finalized.

M. Rebecca Wilson

Shareholder

rebecca.wilson@lowndes-law.com | X: 250

From: Russell, Ryan - (FLA) [mailto:rrussell@tcco.com]
Sent: Monday, January 06, 2020 12:48 PM
To: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

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Ms. Wilson,

Just wanted to follow-up, any initial feedback from the client?

Ryan Russell, PMP | Project Manager
Turner Construction Company | 135 W. Central Blvd. Ste 950 Orlando, FL 32801
| Mobile 407.334.1335 | rrussell@tcco.com
website | linkedin | facebook | twitter | youtube | instagram | pinterest

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Monday, December 23, 2019 2:30 PM
To: Russell, Ryan - (FLA) <rrussell@tcco.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

Thank you, I will review with my client.

M. Rebecca Wilson

Shareholder

rebecca.wilson@lowndes-law.com | X: 250

From: Russell, Ryan - (FLA) [mailto:rrussell@tcco.com]
Sent: Monday, December 23, 2019 10:37 AM
To: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: 20191220 Eden Apartment Meeting at SBE Fitness Center

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Ms. Wilson,

Please find attached meeting minutes from our 20 DEC 2019 meeting regarding resident's concerns relative to the proposed Eden development on the 9th hole of SBE Golf Course.

Please forward to other attendees as I do not have email addresses for them. Additionally, feel free to contact us if you require any further clarification of the notes attached.

Regards,

Ryan Russell, PMP | Project Manager
Turner Construction Company | 135 W. Central Blvd. Ste 950 Orlando, FL 32801
| Mobile 407.334.1335 | rrussell@tcco.com
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Russell, Ryan - (FLA)

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Tuesday, January 7, 2020 8:08 AM
To: Russell, Ryan - (FLA)
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

Ryan,

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M. Rebecca Wilson

Shareholder

rebecca.wilson@lowndes-law.com | X: 250

From: Russell, Ryan - (FLA) [mailto:rrussell@tcco.com]
Sent: Monday, January 06, 2020 12:48 PM
To: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

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Ryan Russell, PMP | Project Manager
Turner Construction Company | 135 W. Central Blvd. Ste 950 Orlando, FL 32801
| Mobile 407.334.1335 | rrussell@tcco.com
website | linkedin | facebook | twitter | youtube | instagram | pinterest

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Monday, December 23, 2019 2:30 PM
To: Russell, Ryan - (FLA) <rrussell@tcco.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
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To: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
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Regards,

Ryan Russell, PMP | Project Manager
Turner Construction Company | 135 W. Central Blvd. Ste 950 Orlando, FL 32801
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 - iii. When challenged that SBE residents would, in fact, follow through with that line of thought; Eden backed away from that argument finally stating, with another specious argument, that they could not be held liable for other market functions such as real estate downturns or property neglect on our part. To be clear, all parties at the table understand the appraisal process and statement provided by SBE residents in the original concessions list. A market downturn would impact the entirety of SBE, not just those directly damaged by Eden and property neglect would immediately bear itself out in the appraisal process – property condition is one of the main categories covered in residential appraisals and any neglect would register on the documents from pre to post construction.
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Russell, Ryan - (FLA)

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Tuesday, January 7, 2020 8:08 AM
To: Russell, Ryan - (FLA)
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

Ryan,

I have spoken to my client and our positions have not changed. We let the HOA know of those items my client is willing to agree to and those are being incorporated into an Agreement with the HOA. I believe that the HOA will be sharing that agreement once finalized.

M. Rebecca Wilson

Shareholder

rebecca.wilson@lowndes-law.com | X: 250

From: Russell, Ryan - (FLA) [mailto:rrussell@tcco.com]
Sent: Monday, January 06, 2020 12:48 PM
To: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

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Ryan Russell, PMP | Project Manager
Turner Construction Company | 135 W. Central Blvd. Ste 950 Orlando, FL 32801
| Mobile 407.334.1335 | rrussell@tcco.com
website | linkedin | facebook | twitter | youtube | instagram | pinterest

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Monday, December 23, 2019 2:30 PM
To: Russell, Ryan - (FLA) <rrussell@tcco.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
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To: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: 20191220 Eden Apartment Meeting at SBE Fitness Center

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Ms. Wilson,

Please find attached meeting minutes from our 20 DEC 2019 meeting regarding resident's concerns relative to the proposed Eden development on the 9th hole of SBE Golf Course.

Please forward to other attendees as I do not have email addresses for them. Additionally, feel free to contact us if you require any further clarification of the notes attached.

Regards,

Ryan Russell, PMP | Project Manager
Turner Construction Company | 135 W. Central Blvd. Ste 950 Orlando, FL 32801
| Mobile 407.334.1335 | rrussell@tcco.com
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12/20/2019

Time: 1400

Subject: Eden Apartment Complex Discussion

Location: Stoneybrook East Fitness Center

Attendees:

Eden

Jay Jacobson

Jerry Aguierre

Rebecca Wilson

SBE Residents

Jason Joyce

Brian Jacobs

Kin LaFate

Ryan Russell

Notes

1. Eden provided South-view landscape renderings (at time of construction and what was represented as a 5-year maturation view) and a landscape site plan
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 - c. Discussed offsets shown for building footprint to exterior face of landscape. Eden stated that in all except for two instances the offset is 50 to 60ft, with the closest approach at 25ft.
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Russell, Ryan - (FLA)

From: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Sent: Tuesday, January 7, 2020 8:08 AM
To: Russell, Ryan - (FLA)
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
Subject: RE: 20191220 Eden Apartment Meeting at SBE Fitness Center

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Shareholder

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To: Wilson, Rebecca <rebecca.wilson@lowndes-law.com>
Cc: jason.joyce@cbrands.com; lafatek06@gmail.com; brianjocobs.sb@gmail.com
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Ryan Russell, PMP | Project Manager
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| Mobile 407.334.1335 | rrussell@tcco.com
website | linkedin | facebook | twitter | youtube | instagram | pinterest

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Sent: Monday, December 23, 2019 2:30 PM
To: Russell, Ryan - (FLA) <rrussell@tcco.com>
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Location: Stoneybrook East Fitness Center

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 - iii. **OPEN ITEM:** It remains ambiguous whether or not the impacted residents will have any say in what is provided for landscape materials or in final appearance.
- f. Property Value Damages relating to Eden Apartments
 - i. SBE residents asked that Eden settle all claims associated with diminished property values. Standard would be pre-construction appraisal vs 18 months post-construction as compared to other non-impacted properties within SBE.
 - ii. Eden countered with a specious argument asking if property values increased, would we in turn pay Eden for the extra property appreciation.
 - iii. When challenged that SBE residents would, in fact, follow through with that line of thought; Eden backed away from that argument finally stating, with another specious argument, that they could not be held liable for other market functions such as real estate downturns or property neglect on our part. To be clear, all parties at the table understand the appraisal process and statement provided by SBE residents in the original concessions list. A market downturn would impact the entirety of SBE, not just those directly damaged by Eden and property neglect would immediately bear itself out in the appraisal process – property condition is one of the main categories covered in residential appraisals and any neglect would register on the documents from pre to post construction.
 - iv. **OPEN ITEM:** Eden's position on this issue is a non-starter for the impacted residents and needs to be further discussed in order to reach anything that would resemble a win-win situation for all parties involved. This needs to be discussed with the commission; SBE residents provided a reasoned and realistic approach to determining impact in what is a fair and measurable method. Eden is unrealistic and unreasonable; the best they can provide is an illogical and specious argument, which finally boiled down to a wealthy property developer with a retained high-dollar attorney bullying residents who are at the whim of the County Commission to do the right thing to protect us.
- g. Security Cameras
 - i. SBE residents' statement was a little ambiguous and we deferred to Eden to hear their thoughts on the issue.
 - ii. Eden will provide perimeter security cameras that cover the perimeter of the complex to protect from intrusion.
 - iii. Eden asked what precipitated this request, we stated that there were issues with residents of Knightsbridge entering SBE and breaking into cars.

- iv. Eden countered that this wouldn't occur because these are higher class apartments to which SBE residents pointed out that SBE was promised that Knightsbridge would be luxury apartments as well. SBE pointed out that this goes back to our larger concern, while they may be billed as luxury apartments now, they will not be luxurious 5 years from now. That is not how any of the apartment complexes work anywhere in this area.
- h. Discussed Dust Control
 - i. SBE residents requested power washing of our houses every 6 months and repainting at project completion.
 - ii. Eden stated that there was nothing to be concerned with, code requires dust control. Ryan Russell stated that this is not the case, as a seasoned construction manager, dust is an ongoing issue that is never handled well.
 - iii. Eden stated that they will write in contract language with their building contractor requiring:
 - 1. Consistent communication with SBE residents.
 - 2. Active dust control measures.
 - 3. Timely repairs for damages/cleaning – discussed timing, 5-calendar day response time is sufficient for the contractor to react and remediate.
- i. Discussed Noise Control
 - i. SBE residents expressed concerns with sound being conveyed across water.
 - ii. Eden stated that there will be live-in management of the property to address noise concerns 24 hours a day via a phone call to them. Eden further stated that the policy for noise complaints is a three strikes and you're out policy.
 - iii. **OPEN ITEM:** Need to see this policy to confirm this is clearly stated.
- j. Legally Binding Document
 - i. SBE residents want this agreement in a legally binding document prior to the commission meeting.
 - ii. Eden was non-committal – With holidays and vacation schedule, unlikely to receive feedback on this issue until 1/6/20. Additional concern on how this is conveyed to the residents.
 - iii. **OPEN ITEM:** As a means of saving some time on the language, please ensure successors are covered in this agreement. Residents and their successors as well as Eden, their property management firm as well as their successors.



Ryan Russell <rrussell79@gmail.com>

Regarding apartment sub-committee focus

Ryan Russell <rrussell79@gmail.com>

Tue, Dec 17, 2019 at 5:47 PM

To: rob@stoneybrookeast.org

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, brian@explainmybenefits.com, Kin LaFate <lafatek06@gmail.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>

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Furthermore, aside from the homes in direct line of sight of the development (less than 1% of the homes in the community), what impact will Stoneybrook residents recognize due to this development that they wouldn't otherwise see with other residential developments on Alafaya Trail? I'm interested to hear what these are.

Based on the above line of thought, for you to say, in good faith, that you are representing the interests of the whole community you should be focusing on that 1% that are directly impacted. If that isn't the goal, what is the HOA actually accomplishing on this front?

Regards,

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1/28/2020

Gmail - Regarding apartment sub-committee focus

Rob Gass

Stoneybrook Homeowner Association

President



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Ryan Russell <rrussell79@gmail.com>

Re: Apartment Project Sub-Committee Meeting 11/24

28 messages

tony@stoneybrookeast.org <tony@stoneybrookeast.org>

Thu, Nov 21, 2019 at 2:19 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Jason,

As I mentioned after the meeting Tuesday we really need you to define the specific goals and objectives of your committee.

My purpose in offering my participation with your group was to help give you all a direct line of communication and information with the board in what we both agreed is a very fluid and fast changing situation. We request that your group first get your thoughts together and articulate to us via email your specific wishes and objectives as a group.

With respect to the survey it is being drafted and vetted by the board. Simultaneously, we are working on detailed clarity in a written legal agreement draft that addresses the various concerns raised about escrow of improvement and debt proceeds, restrictions on future development, and right of first offer to purchase. In addition, we are working on facilitating written acknowledgment with Eden of the landscape aesthetics requested in your group's prior meeting with them.

Please consolidate your group's objectives and requests as it relates to these board initiatives. We can then define the best use of our time at the meeting.

Thanks,

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>

Sent: Wednesday, November 20, 2019 11:58 PM

To: Tony Gregory <tony@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: RE: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/24

I prefer that we meet in person, especially for this first meeting. It seems that the best time for the group is this **Sunday, 11/24, at 1pm**. I'll reserve space at the fitness center. I hope you all can make it if possible.

Tony, my thought is that we would review the first draft of the survey plans together and then it would then go to the board for final approval. I don't see the point of going to the board for approval first other than to waste valuable time in this process. I look forward to discussing further on Sunday.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Tony Gregory <tony@stoneybrookeast.org>

Sent: Wednesday, November 20, 2019 4:51 PM

To: Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: Re: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

As I said last night I have prior commitments with my daughter Saturday.

Go with what works for others if you want but I do believe an initial conference call is easier for this size group based on various calendars and locations travel etc.

Looks like I am available early next week like darin in the evening

Survey draft in process and needs to be reviewed and agreed upon among the board first. Shooting to have that complete early next week.

Sent from my iPhone

On Nov 20, 2019, at 4:37 PM, Stewart, Darin <Darin.Stewart@adventhealth.com> wrote:

Sunday 1 or 2 work for me as well if that is better for all. Monday or Tuesday evening work for me too but coming from Maitland, it is almost impossible for me to arrive before 6:30 or 7:00 so would prefer 7:00 if everyone is agreeable to that.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image003.jpg>

The information contained in this message may be privileged and/or confidential and protected from disclosure. If the reader of this message is not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message and deleting the material from your computer. Thank you.

From: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>
Sent: Wednesday, November 20, 2019 4:35 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>
Cc: Stewart, Darin <Darin.Stewart@AdventHealth.com>; tony@stonebrookeast.org; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

I am unavailable on Saturday as I will be out of town. I might be able to make something work on Sunday around 1 or 2, but would prefer Monday or Tuesday.

Stephanie Chandrasekaran, Board Member
Stonebrook Master Association
Stephanie@Stonebrookeast.org
<http://stonebrookeast.org>

On Nov 20, 2019, at 4:14 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Brian, Kin, and Ryan have been added to this message.

Thank you all for the responses on availability. It may be difficult to get a time that works for everyone but we can try. Does **Saturday at 4pm-5pm** work for most? I understand if you

need to call in but I'd prefer to be in person if possible. Once confirmed, I'll request space at the fitness center.

The purpose of this first meeting is to summarize the steps to be taken over the next seven weeks and identify the timelines of each. With the survey being the first action taken, I would like to review as a group how it will look. Tony, if you have a draft, please share with the group by e-mail prior to the meeting.

Thanks,

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Stewart, Darin <Darin.Stewart@AdventHealth.com>
Sent: Wednesday, November 20, 2019 3:08 PM
To: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>;
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Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring
<eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: RE: [EXTERNAL] Re: Eden Assurances

I am available after 2:30 this Saturday until 5:30—maybe later but should know tonight if we are going out Sat. night. Sunday I am good anytime until 4:00 p.m. If you need next week, let me know.

J. Darin Stewart, J.D., C.P.A.

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To: tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: [EXTERNAL] Re: Eden Assurances

I'm relatively flexible so just let me know. Adding Darin in so it's all on the committee. I agree on the conference call but will meet if needed.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 20, 2019, at 2:23 PM, tony@stoneybrookeast.org wrote:

Copied Eleni as well as Stephanie who also said she would be involved. Arranging multiple schedules is like hurding cats especially with holiday approaching next week. Speaking for myself I think an initial conference call would be more efficient considering my upcoming calendar with travel, guests, business appointments.

Tony Gregory, Board Member
Stoneybrook Master Association of Orlando, Inc.
14351 Stoneybrook Blvd.
Orlando, FL 32828
tony@stoneybrookeast.org
www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: tony@stoneybrookeast.org
Subject: RE: Eden Assurances

Tony,

What is Eleni's e-mail address? I plan to send an invite for the first sub-committee meeting.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png>

<image004.png>

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 10:03 AM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; lafatek06@gmail.com
Cc: 'Rob Gass' <rob@stoneybrookeast.org>; 'Darin Stewart' <darin@stoneybrookeast.org>; 'John Bunke' <johnb@stoneybrookeast.org>; 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>
Subject: Eden Assurances

Jason,

Comment was made last night that there was no finalization between affected residents and Eden regarding the aesthetic aspects that you all discussed with them. We are not privy to all of those specifics. If you can forward me the exact matters that the group wished to have Eden memorialize we can see if we can facilitate that to conclusion.

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

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Kin LaFate <lafatek06@gmail.com>

Thu, Nov 21, 2019 at 5:17 PM

To: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

All,
How do you all want to reply to this email?
Kin
[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:55 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted

- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:58 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

One other statement

On Thu, Nov 21, 2019 at 6:55 PM Ryan Russell <russell79@gmail.com> wrote:

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HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

-In the absence of an agreement, the HOA agrees to defend and fight on behalf of the residence of Stoneybrook to stop EDEN from developing the 9th hole of the golf course through legal action.

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Thu, Nov 21, 2019 at 10:58 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

I believe you may be missing the purpose of this committee. You're speaking in terms of "your group" and "we are doing this and that." My intention with this committee is that we would work collectively to follow through with the actions laid out in the meeting earlier this week. From your last message, my understanding is that that you want to simply provide information. I prefer that we all work together with the interest of taking action that is best for the community collectively. If you aren't willing to share ideas and work together, then I don't want to waste your time.

For those that are interested in working together for the benefit of the community, my intention with this first meeting is to define our objectives over the next few weeks and establish a timeline for those actions.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Thursday, November 21, 2019 2:20 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; 'Stewart, Darin' <Darin.Stewart@adventhealth.com>
Cc: 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>; 'Eleni Kring' <eleni@stoneybrookeast.org>; 'Brian Jacobs' <brian@explainmybenefits.com>; 'Kin LaFate' <lafatek06@gmail.com>; 'Ryan Russell' <rrussell79@gmail.com>
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

EXTERNAL EMAIL

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Kin LaFate <lafatek06@gmail.com> Fri, Nov 22, 2019 at 8:15 AM
To: Ryan Russell <rrussell79@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Recommend this is sent to the board — I think it spells out our conditions.

Kin

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com> Fri, Nov 22, 2019 at 8:43 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Ryan Russell <rrussell79@gmail.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm all for sending this to the board. Shouldn't the escrow piece be included in this list as well?

Jason Joyce

Sent from my iPhone

On Nov 22, 2019, at 8:15 AM, Kin LaFate <lafatek06@gmail.com> wrote:

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:56 AM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

The conditions we layout for the golf course should be labeled as Escrow

Kin

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 11:48 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Are there any other asks we want included? If not, I will send this evening.

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 12:11 PM

To: Ryan Russell <russell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm not at my home computer but already mentioned to Jason that we need to change the name to golf course Escrow and key on the one million as stated to the Mayor and Commissioners. The items that we should include are recommendations to be included in the Escrow. Our list of items should include all of the items they already sent to the HOA sometime ago.

Kin

[Quoted text hidden]

Brian Jacobs <brian@explainmybenefits.com>

Fri, Nov 22, 2019 at 12:15 PM

To: Ryan Russell <russell79@gmail.com>, Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Ryan and all,

We should include items that they sent to HOA sometime ago. The problem with those items is there was never any negotiations. It was what the Golf course and Eden deemed reasonable and we all agree that it is too little to make the course viable or provide the residents and proper concessions for the building of the apts.

I am good with the items Ryan. These are reasonable and should be agreed to. If this is not taken seriously then the BCC should not allow this to be approved unless Eden and the GC owner are willing to provide a much more favorable proposal to our community.

—
Brian Jacobs
(847) 456 - 1985

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 3:12 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Tony,

Following up on your earlier request, here are the expectations of the group:

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
4. Lowering membership fees to \$1200/yr in order to broaden membership
5. \$50k annual budget for marketing that must be spent
6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
7. Commitment to no further development of course of any type in perpetuity
8. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other comparable properties in Stoneybrook not impacted by 9th hole development
9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. 30' tall tree screening between apartments and Stoneybrook
5. Additional screening landscape materials between trees and Stoneybrook
6. Stamped landscape architectural plan approved by Stoneybrook residents
7. Standard for acceptance will be sign-off of final in-place product by all Stoneybrook residents with direct line-of-sight view of landscape features
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10. Agreement to above in legally binding contract prior to closing on 9th hole property.

Stoneybrook HOA

1. Explicit, legally binding contract with 8 homes directly impacted that the above is the bare-minimum agreement to consider this a WIN-WIN, or no deal scenario
2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

Regards,

Ryan

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

To: whitneyrussell07@gmail.com

Fri, Nov 22, 2019 at 5:16 PM

[Quoted text hidden]


Jason Joyce CWC <jason.joyce@cbrands.com>

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>



Sat, Nov 23, 2019 at 8:36 PM

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.



Apartment Committee Meeting Agenda

- 1. Recap of Tuesday's Meeting**
- 2. Establish the Purpose of the Committee**
- 3. Review Action Plans and Set Timelines**
 - Community Survey
 - SBEGC Commitments
 - Eden Multifamily Commitments
 - HOA Board Commitments
- **Set Remaining Meeting Dates**

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Tony Gregory <tony@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:39 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1

Sent from my iPhone

On Nov 23, 2019, at 8:36 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

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<image002.jpg>

[Quoted text hidden]

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Sat, Nov 23, 2019 at 9:43 PM

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Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <darin.stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

See you then.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

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To: Jason Joyce CWC <jason.joyce@cbrands.com>, "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>
Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

I will be there at 1:00.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717



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Ryan Russell <rrussell79@gmail.com> Mon, Nov 25, 2019 at 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

What does everyone want to add and remove from these lists?

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 10:07 AM

Maybe too late to add but thought I would just add.

- New fleet of golf carts
- Repair all uneven concrete on golf path

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ

<lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:32 AM

Ryan

Eden

For limited homeowners, Joyce, Russells, Lafayette, Che, Jacobs to have our homes & patio powerwashed every 6 months and exterior painted at the end of Construction

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

What does everyone want to add and remove from these lists?

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
4. Lowering membership fees to \$1200/yr in order to broaden membership
5. \$50k annual budget for marketing that must be spent
6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
7. Commitment to no further development of course of any type in perpetuity
8. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages

assessed 18 months after completion. Standard of measurement will be change in property value as compared to other comparable properties in Stoneybrook not impacted by 9th hole development

9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. No section 8 housing or equivalent state, county or municipal low income housing programs allowed
5. 30' tall tree screening between apartments and Stoneybrook
6. Additional screening landscape materials between trees and Stoneybrook
7. Stamped landscape architectural plan approved by Stoneybrook residents
8. Standard for acceptance will be sign-off of final in-place product by all Stoneybrook residents with direct line-of-sight view of landscape features
9. Commitment by EDEN developers that no future attempts will be made for a phase 2 or separate development at Stoneybrook in perpetuity
10. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other areas of Stoneybrook not impacted by 9th hole development
11. Agreement to above in legally binding contract prior to closing on 9th hole property.

Stoneybrook HOA

1. Explicit, legally binding contract with 8 homes directly impacted that the above is the bare-minimum agreement to consider this a WIN-WIN, or no deal scenario
2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 11:34 AM

Eden to purchase security cameras for each of our homes to be mounted in the direction of the Eden Apartments

From: Ryan Russell <rrussell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

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[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sun, Dec 1, 2019 at 10:23 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



Constellation Brands



[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 10:03 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Fri, Dec 6, 2019 at 12:28 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Jason,

We are in discussions with both parties and are working on an agreement. Everything is moving along as expected, and the final documents will be presented to the community once they are complete. Surveys are scheduled to be mailed out on 12/9.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Dec 6, 2019, at 10:03 AM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

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Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png> <image004.png>

From: Jason Joyce CWC

Sent: Sunday, December 1, 2019 10:23 AM

To: 'Tony Gregory' <tony@stoneybrookeast.org>

Cc: Stewart, Darin <Darin.Stewart@adventhealth.com>; Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell

<russell79@gmail.com>

Subject: RE: Apartment Project Sub-Committee Meeting 11/24

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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<image001.png>

<image002.png> <image005.png>

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Dec 6, 2019 at 1:23 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

No additional feedback provided relative to the residents request list? Are those being worked out with EDEN and SBEGC by the HOA board?

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 7:32 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Stephanie,

I'm getting the impression that our collaboration is lost and the original intent of us working together on an agreeable solution no longer exists after only one initial meeting. Is this accurate? If both parties are currently working on an agreement, I think we should be involved in these conversations, especially since we are the ones being most impacted by the outcome.

This is why I suggested that we meet weekly, to keep updated with changes as they happen and share suggestions on moving forward. Is it time for us to get together again? I'm available on Sunday.

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Tue, Dec 10, 2019 at 9:47 AM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Ryan,

We have not received a response and the HOA is not handling any negotiations on that. If they communicate to us, we will certainly forward you the response.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Tue, Dec 10, 2019 at 9:56 AM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Stephanie,

This is not what was discussed nor committed to by the board. Going all the way back to February, the commitment was that if this looks like it is going to be real, that the board would work to get the best conditions possible.

Is the board no longer renegeing on that statement?

[Quoted text hidden]



Ryan Russell <rrussell79@gmail.com>

Re: Apartment Project Sub-Committee Meeting 11/24

28 messages

tony@stoneybrookeast.org <tony@stoneybrookeast.org>

Thu, Nov 21, 2019 at 2:19 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Jason,

As I mentioned after the meeting Tuesday we really need you to define the specific goals and objectives of your committee.

My purpose in offering my participation with your group was to help give you all a direct line of communication and information with the board in what we both agreed is a very fluid and fast changing situation. We request that your group first get your thoughts together and articulate to us via email your specific wishes and objectives as a group.

With respect to the survey it is being drafted and vetted by the board. Simultaneously, we are working on detailed clarity in a written legal agreement draft that addresses the various concerns raised about escrow of improvement and debt proceeds, restrictions on future development, and right of first offer to purchase. In addition, we are working on facilitating written acknowledgment with Eden of the landscape aesthetics requested in your group's prior meeting with them.

Please consolidate your group's objectives and requests as it relates to these board initiatives. We can then define the best use of our time at the meeting.

Thanks,

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>

Sent: Wednesday, November 20, 2019 11:58 PM

To: Tony Gregory <tony@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: RE: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/24

I prefer that we meet in person, especially for this first meeting. It seems that the best time for the group is this **Sunday, 11/24, at 1pm**. I'll reserve space at the fitness center. I hope you all can make it if possible.

Tony, my thought is that we would review the first draft of the survey plans together and then it would then go to the board for final approval. I don't see the point of going to the board for approval first other than to waste valuable time in this process. I look forward to discussing further on Sunday.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Tony Gregory <tony@stoneybrookeast.org>

Sent: Wednesday, November 20, 2019 4:51 PM

To: Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: Re: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

As I said last night I have prior commitments with my daughter Saturday.

Go with what works for others if you want but I do believe an initial conference call is easier for this size group based on various calendars and locations travel etc.

Looks like I am available early next week like darin in the evening

Survey draft in process and needs to be reviewed and agreed upon among the board first. Shooting to have that complete early next week.

Sent from my iPhone

On Nov 20, 2019, at 4:37 PM, Stewart, Darin <Darin.Stewart@adventhealth.com> wrote:

Sunday 1 or 2 work for me as well if that is better for all. Monday or Tuesday evening work for me too but coming from Maitland, it is almost impossible for me to arrive before 6:30 or 7:00 so would prefer 7:00 if everyone is agreeable to that.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

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From: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>
Sent: Wednesday, November 20, 2019 4:35 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>
Cc: Stewart, Darin <Darin.Stewart@AdventHealth.com>; tony@stonebrookeast.org; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

I am unavailable on Saturday as I will be out of town. I might be able to make something work on Sunday around 1 or 2, but would prefer Monday or Tuesday.

Stephanie Chandrasekaran, Board Member
Stonebrook Master Association
Stephanie@Stonebrookeast.org
<http://stonebrookeast.org>

On Nov 20, 2019, at 4:14 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Brian, Kin, and Ryan have been added to this message.

Thank you all for the responses on availability. It may be difficult to get a time that works for everyone but we can try. Does **Saturday at 4pm-5pm** work for most? I understand if you

need to call in but I'd prefer to be in person if possible. Once confirmed, I'll request space at the fitness center.

The purpose of this first meeting is to summarize the steps to be taken over the next seven weeks and identify the timelines of each. With the survey being the first action taken, I would like to review as a group how it will look. Tony, if you have a draft, please share with the group by e-mail prior to the meeting.

Thanks,

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Stewart, Darin <Darin.Stewart@AdventHealth.com>
Sent: Wednesday, November 20, 2019 3:08 PM
To: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>;
tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring
<eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: RE: [EXTERNAL] Re: Eden Assurances

I am available after 2:30 this Saturday until 5:30—maybe later but should know tonight if we are going out Sat. night. Sunday I am good anytime until 4:00 p.m. If you need next week, let me know.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

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From: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 2:28 PM
To: tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: [EXTERNAL] Re: Eden Assurances

I'm relatively flexible so just let me know. Adding Darin in so it's all on the committee. I agree on the conference call but will meet if needed.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 20, 2019, at 2:23 PM, tony@stoneybrookeast.org wrote:

Copied Eleni as well as Stephanie who also said she would be involved. Arranging multiple schedules is like hurding cats especially with holiday approaching next week. Speaking for myself I think an initial conference call would be more efficient considering my upcoming calendar with travel, guests, business appointments.

Tony Gregory, Board Member
Stoneybrook Master Association of Orlando, Inc.
14351 Stoneybrook Blvd.
Orlando, FL 32828
tony@stoneybrookeast.org
www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: tony@stoneybrookeast.org
Subject: RE: Eden Assurances

Tony,

What is Eleni's e-mail address? I plan to send an invite for the first sub-committee meeting.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

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<image002.png>

<image004.png>

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 10:03 AM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; lafatek06@gmail.com
Cc: 'Rob Gass' <rob@stoneybrookeast.org>; 'Darin Stewart' <darin@stoneybrookeast.org>; 'John Bunke' <johnb@stoneybrookeast.org>; 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>
Subject: Eden Assurances

Jason,

Comment was made last night that there was no finalization between affected residents and Eden regarding the aesthetic aspects that you all discussed with them. We are not privy to all of those specifics. If you can forward me the exact matters that the group wished to have Eden memorialize we can see if we can facilitate that to conclusion.

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

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Kin LaFate <lafatek06@gmail.com>

Thu, Nov 21, 2019 at 5:17 PM

To: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

All,
How do you all want to reply to this email?
Kin
[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:55 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for you consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferrably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted

- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:58 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

One other statement

On Thu, Nov 21, 2019 at 6:55 PM Ryan Russell <russell79@gmail.com> wrote:

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for you consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted
- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

-In the absence of an agreement, the HOA agrees to defend and fight on behalf of the residence of Stoneybrook to stop EDEN from developing the 9th hole of the golf course through legal action.

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Thu, Nov 21, 2019 at 10:58 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

I believe you may be missing the purpose of this committee. You're speaking in terms of "your group" and "we are doing this and that." My intention with this committee is that we would work collectively to follow through with the actions laid out in the meeting earlier this week. From your last message, my understanding is that that you want to simply provide information. I prefer that we all work together with the interest of taking action that is best for the community collectively. If you aren't willing to share ideas and work together, then I don't want to waste your time.

For those that are interested in working together for the benefit of the community, my intention with this first meeting is to define our objectives over the next few weeks and establish a timeline for those actions.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Thursday, November 21, 2019 2:20 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; 'Stewart, Darin' <Darin.Stewart@adventhealth.com>
Cc: 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>; 'Eleni Kring' <eleni@stoneybrookeast.org>; 'Brian Jacobs' <brian@explainmybenefits.com>; 'Kin LaFate' <lafatek06@gmail.com>; 'Ryan Russell' <rrussell79@gmail.com>
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com> Fri, Nov 22, 2019 at 8:15 AM
To: Ryan Russell <rrussell79@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Recommend this is sent to the board — I think it spells out our conditions.

Kin

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com> Fri, Nov 22, 2019 at 8:43 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Ryan Russell <rrussell79@gmail.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm all for sending this to the board. Shouldn't the escrow piece be included in this list as well?

Jason Joyce

Sent from my iPhone

On Nov 22, 2019, at 8:15 AM, Kin LaFate <lafatek06@gmail.com> wrote:

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:56 AM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

The conditions we layout for the golf course should be labeled as Escrow

Kin

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 11:48 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Are there any other asks we want included? If not, I will send this evening.

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 12:11 PM

To: Ryan Russell <russell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm not at my home computer but already mentioned to Jason that we need to change the name to golf course Escrow and key on the one million as stated to the Mayor and Commissioners. The items that we should include are recommendations to be included in the Escrow. Our list of items should include all of the items they already sent to the HOA sometime ago.

Kin

[Quoted text hidden]

Brian Jacobs <brian@explainmybenefits.com>

Fri, Nov 22, 2019 at 12:15 PM

To: Ryan Russell <russell79@gmail.com>, Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Ryan and all,

We should include items that they sent to HOA sometime ago. The problem with those items is there was never any negotiations. It was what the Golf course and Eden deemed reasonable and we all agree that it is too little to make the course viable or provide the residents and proper concessions for the building of the apts.

I am good with the items Ryan. These are reasonable and should be agreed to. If this is not taken seriously then the BCC should not allow this to be approved unless Eden and the GC owner are willing to provide a much more favorable proposal to our community.

—
Brian Jacobs
(847) 456 - 1985

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 3:12 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Tony,

Following up on your earlier request, here are the expectations of the group:

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
4. Lowering membership fees to \$1200/yr in order to broaden membership
5. \$50k annual budget for marketing that must be spent
6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
7. Commitment to no further development of course of any type in perpetuity
8. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other comparable properties in Stoneybrook not impacted by 9th hole development
9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. 30' tall tree screening between apartments and Stoneybrook
5. Additional screening landscape materials between trees and Stoneybrook
6. Stamped landscape architectural plan approved by Stoneybrook residents
7. Standard for acceptance will be sign-off of final in-place product by all Stoneybrook residents with direct line-of-sight view of landscape features
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Stoneybrook HOA

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2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

Regards,

Ryan

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

To: whitneyrussell07@gmail.com

Fri, Nov 22, 2019 at 5:16 PM

[Quoted text hidden]


Jason Joyce CWC <jason.joyce@cbrands.com>

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>



Sat, Nov 23, 2019 at 8:36 PM

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.



Apartment Committee Meeting Agenda

- 1. Recap of Tuesday's Meeting**
- 2. Establish the Purpose of the Committee**
- 3. Review Action Plans and Set Timelines**
 - Community Survey
 - SBEGC Commitments
 - Eden Multifamily Commitments
 - HOA Board Commitments
- Set Remaining Meeting Dates**

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Tony Gregory <tony@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:39 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1

Sent from my iPhone

On Nov 23, 2019, at 8:36 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.

<image002.jpg>

[Quoted text hidden]

Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:43 PM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <darin.stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

See you then.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 23, 2019, at 9:39 PM, Tony Gregory <tony@stoneybrookeast.org> wrote:

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[Quoted text hidden]

Stewart, Darin <Darin.Stewart@adventhealth.com>

Sat, Nov 23, 2019 at 9:56 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Tony Gregory" <tony@stoneybrookeast.org>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

I will be there at 1:00.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717



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Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 9:31 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizo27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

[What does everyone want to add and remove from these lists?](#)

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

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3. 100% residents background check - NO Pedophiles, NO Felons
4. No section 8 housing or equivalent state, county or municipal low income housing programs allowed
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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 10:07 AM

Maybe too late to add but thought I would just add.

- New fleet of golf carts
- Repair all uneven concrete on golf path

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ

<lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

What does everyone want to add and remove from these lists?

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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:32 AM

Ryan

Eden

For limited homeowners, Joyce, Russells, Lafayette, Che, Jacobs to have our homes & patio powerwashed every 6 months and exterior painted at the end of Construction

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:34 AM

Eden to purchase security cameras for each of our homes to be mounted in the direction of the Eden Apartments

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sun, Dec 1, 2019 at 10:23 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



Constellation Brands



[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 10:03 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Fri, Dec 6, 2019 at 12:28 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Jason,

We are in discussions with both parties and are working on an agreement. Everything is moving along as expected, and the final documents will be presented to the community once they are complete. Surveys are scheduled to be mailed out on 12/9.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Dec 6, 2019, at 10:03 AM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png> <image004.png>

From: Jason Joyce CWC

Sent: Sunday, December 1, 2019 10:23 AM

To: 'Tony Gregory' <tony@stoneybrookeast.org>

Cc: Stewart, Darin <Darin.Stewart@adventhealth.com>; Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell

<russell79@gmail.com>

Subject: RE: Apartment Project Sub-Committee Meeting 11/24

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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<image001.png>

<image002.png> <image005.png>

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Dec 6, 2019 at 1:23 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

No additional feedback provided relative to the residents request list? Are those being worked out with EDEN and SBEGC by the HOA board?

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 7:32 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Stephanie,

I'm getting the impression that our collaboration is lost and the original intent of us working together on an agreeable solution no longer exists after only one initial meeting. Is this accurate? If both parties are currently working on an agreement, I think we should be involved in these conversations, especially since we are the ones being most impacted by the outcome.

This is why I suggested that we meet weekly, to keep updated with changes as they happen and share suggestions on moving forward. Is it time for us to get together again? I'm available on Sunday.

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Tue, Dec 10, 2019 at 9:47 AM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Ryan,

We have not received a response and the HOA is not handling any negotiations on that. If they communicate to us, we will certainly forward you the response.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Tue, Dec 10, 2019 at 9:56 AM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Stephanie,

This is not what was discussed nor committed to by the board. Going all the way back to February, the commitment was that if this looks like it is going to be real, that the board would work to get the best conditions possible.

Is the board no longer renegeing on that statement?

[Quoted text hidden]



Ryan Russell <rrussell79@gmail.com>

Re: Apartment Project Sub-Committee Meeting 11/24

28 messages

tony@stoneybrookeast.org <tony@stoneybrookeast.org>

Thu, Nov 21, 2019 at 2:19 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Jason,

As I mentioned after the meeting Tuesday we really need you to define the specific goals and objectives of your committee.

My purpose in offering my participation with your group was to help give you all a direct line of communication and information with the board in what we both agreed is a very fluid and fast changing situation. We request that your group first get your thoughts together and articulate to us via email your specific wishes and objectives as a group.

With respect to the survey it is being drafted and vetted by the board. Simultaneously, we are working on detailed clarity in a written legal agreement draft that addresses the various concerns raised about escrow of improvement and debt proceeds, restrictions on future development, and right of first offer to purchase. In addition, we are working on facilitating written acknowledgment with Eden of the landscape aesthetics requested in your group's prior meeting with them.

Please consolidate your group's objectives and requests as it relates to these board initiatives. We can then define the best use of our time at the meeting.

Thanks,

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>

Sent: Wednesday, November 20, 2019 11:58 PM

To: Tony Gregory <tony@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: RE: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/24

I prefer that we meet in person, especially for this first meeting. It seems that the best time for the group is this **Sunday, 11/24, at 1pm**. I'll reserve space at the fitness center. I hope you all can make it if possible.

Tony, my thought is that we would review the first draft of the survey plans together and then it would then go to the board for final approval. I don't see the point of going to the board for approval first other than to waste valuable time in this process. I look forward to discussing further on Sunday.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Tony Gregory <tony@stoneybrookeast.org>

Sent: Wednesday, November 20, 2019 4:51 PM

To: Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: Re: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

As I said last night I have prior commitments with my daughter Saturday.

Go with what works for others if you want but I do believe an initial conference call is easier for this size group based on various calendars and locations travel etc.

Looks like I am available early next week like darin in the evening

Survey draft in process and needs to be reviewed and agreed upon among the board first. Shooting to have that complete early next week.

Sent from my iPhone

On Nov 20, 2019, at 4:37 PM, Stewart, Darin <Darin.Stewart@adventhealth.com> wrote:

Sunday 1 or 2 work for me as well if that is better for all. Monday or Tuesday evening work for me too but coming from Maitland, it is almost impossible for me to arrive before 6:30 or 7:00 so would prefer 7:00 if everyone is agreeable to that.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image003.jpg>

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From: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>
Sent: Wednesday, November 20, 2019 4:35 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>
Cc: Stewart, Darin <Darin.Stewart@AdventHealth.com>; tony@stonebrookeast.org; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

I am unavailable on Saturday as I will be out of town. I might be able to make something work on Sunday around 1 or 2, but would prefer Monday or Tuesday.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stonebrookeast.org>

On Nov 20, 2019, at 4:14 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Brian, Kin, and Ryan have been added to this message.

Thank you all for the responses on availability. It may be difficult to get a time that works for everyone but we can try. Does **Saturday at 4pm-5pm** work for most? I understand if you

need to call in but I'd prefer to be in person if possible. Once confirmed, I'll request space at the fitness center.

The purpose of this first meeting is to summarize the steps to be taken over the next seven weeks and identify the timelines of each. With the survey being the first action taken, I would like to review as a group how it will look. Tony, if you have a draft, please share with the group by e-mail prior to the meeting.

Thanks,

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Stewart, Darin <Darin.Stewart@AdventHealth.com>
Sent: Wednesday, November 20, 2019 3:08 PM
To: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>;
tony@stonebrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring
<eleni@stonebrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: RE: [EXTERNAL] Re: Eden Assurances

I am available after 2:30 this Saturday until 5:30—maybe later but should know tonight if we are going out Sat. night. Sunday I am good anytime until 4:00 p.m. If you need next week, let me know.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image006.jpg>

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dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message and deleting the material from your computer. Thank you.

From: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 2:28 PM
To: tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: [EXTERNAL] Re: Eden Assurances

I'm relatively flexible so just let me know. Adding Darin in so it's all on the committee. I agree on the conference call but will meet if needed.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 20, 2019, at 2:23 PM, tony@stoneybrookeast.org wrote:

Copied Eleni as well as Stephanie who also said she would be involved. Arranging multiple schedules is like hurding cats especially with holiday approaching next week. Speaking for myself I think an initial conference call would be more efficient considering my upcoming calendar with travel, guests, business appointments.

Tony Gregory, Board Member
Stoneybrook Master Association of Orlando, Inc.
14351 Stoneybrook Blvd.
Orlando, FL 32828
tony@stoneybrookeast.org
www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: tony@stoneybrookeast.org
Subject: RE: Eden Assurances

Tony,

What is Eleni's e-mail address? I plan to send an invite for the first sub-committee meeting.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png>

<image004.png>

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 10:03 AM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; lafatek06@gmail.com
Cc: 'Rob Gass' <rob@stoneybrookeast.org>; 'Darin Stewart' <darin@stoneybrookeast.org>; 'John Bunke' <johnb@stoneybrookeast.org>; 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>
Subject: Eden Assurances

Jason,

Comment was made last night that there was no finalization between affected residents and Eden regarding the aesthetic aspects that you all discussed with them. We are not privy to all of those specifics. If you can forward me the exact matters that the group wished to have Eden memorialize we can see if we can facilitate that to conclusion.

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

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Kin LaFate <lafatek06@gmail.com>

Thu, Nov 21, 2019 at 5:17 PM

To: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

All,
How do you all want to reply to this email?
Kin
[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:55 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted

- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

- Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:58 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

One other statement

On Thu, Nov 21, 2019 at 6:55 PM Ryan Russell <russell79@gmail.com> wrote:

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

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EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
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- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted
- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

- Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

-In the absence of an agreement, the HOA agrees to defend and fight on behalf of the residence of Stoneybrook to stop EDEN from developing the 9th hole of the golf course through legal action.

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Thu, Nov 21, 2019 at 10:58 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

I believe you may be missing the purpose of this committee. You're speaking in terms of "your group" and "we are doing this and that." My intention with this committee is that we would work collectively to follow through with the actions laid out in the meeting earlier this week. From your last message, my understanding is that that you want to simply provide information. I prefer that we all work together with the interest of taking action that is best for the community collectively. If you aren't willing to share ideas and work together, then I don't want to waste your time.

For those that are interested in working together for the benefit of the community, my intention with this first meeting is to define our objectives over the next few weeks and establish a timeline for those actions.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>

Sent: Thursday, November 21, 2019 2:20 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>; 'Stewart, Darin' <Darin.Stewart@adventhealth.com>

Cc: 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>; 'Eleni Kring' <eleni@stoneybrookeast.org>; 'Brian Jacobs' <brian@explainmybenefits.com>; 'Kin LaFate' <lafatek06@gmail.com>; 'Ryan Russell' <russell79@gmail.com>

Subject: Re: Apartment Project Sub-Committee Meeting 11/24

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:15 AM

To: Ryan Russell <russell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Recommend this is sent to the board — I think it spells out our conditions.

Kin

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Nov 22, 2019 at 8:43 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Ryan Russell <russell79@gmail.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm all for sending this to the board. Shouldn't the escrow piece be included in this list as well?

Jason Joyce

Sent from my iPhone

On Nov 22, 2019, at 8:15 AM, Kin LaFate <lafatek06@gmail.com> wrote:

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:56 AM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <rrussell79@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

The conditions we layout for the golf course should be labeled as Escrow

Kin

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Fri, Nov 22, 2019 at 11:48 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Are there any other asks we want included? If not, I will send this evening.

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 12:11 PM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm not at my home computer but already mentioned to Jason that we need to change the name to golf course Escrow and key on the one million as stated to the Mayor and Commissioners. The items that we should include are recommendations to be included in the Escrow. Our list of items should include all of the items they already sent to the HOA sometime ago.

Kin

[Quoted text hidden]

Brian Jacobs <brian@explainmybenefits.com>

Fri, Nov 22, 2019 at 12:15 PM

To: Ryan Russell <rrussell79@gmail.com>, Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Ryan and all,

We should include items that they sent to HOA sometime ago. The problem with those items is there was never any negotiations. It was what the Golf course and Eden deemed reasonable and we all agree that it is too little to make the course viable or provide the residents and proper concessions for the building of the apts.

I am good with the items Ryan. These are reasonable and should be agreed to. If this is not taken seriously then the BCC should not allow this to be approved unless Eden and the GC owner are willing to provide a much more favorable proposal to our community.

—

Brian Jacobs

(847) 456 - 1985

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Fri, Nov 22, 2019 at 3:12 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Tony,

Following up on your earlier request, here are the expectations of the group:

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
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6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
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Stoneybrook HOA

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2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

Regards,

Ryan

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

To: whitneyrussell07@gmail.com

Fri, Nov 22, 2019 at 5:16 PM

[Quoted text hidden]


Jason Joyce CWC <jason.joyce@cbrands.com>

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>



Sat, Nov 23, 2019 at 8:36 PM

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.



Apartment Committee Meeting Agenda

- 1. Recap of Tuesday's Meeting**
- 2. Establish the Purpose of the Committee**
- 3. Review Action Plans and Set Timelines**
 - Community Survey
 - SBEGC Commitments
 - Eden Multifamily Commitments
 - HOA Board Commitments
- Set Remaining Meeting Dates**

[Quoted text hidden]

Tony Gregory <tony@stoneybrookeast.org> Sat, Nov 23, 2019 at 9:39 PM
 To: Jason Joyce CWC <jason.joyce@cbrands.com>
 Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1

Sent from my iPhone

On Nov 23, 2019, at 8:36 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.

<image002.jpg>

[Quoted text hidden]

Stephanie Chandrasekaran <stephanie@stoneybrookeast.org> Sat, Nov 23, 2019 at 9:43 PM
 To: Tony Gregory <tony@stoneybrookeast.org>
 Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <darin.stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

See you then.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
http://stoneybrookeast.org

On Nov 23, 2019, at 9:39 PM, Tony Gregory <tony@stoneybrookeast.org> wrote:

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1
[Quoted text hidden]

Stewart, Darin <Darin.Stewart@adventhealth.com> Sat, Nov 23, 2019 at 9:56 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>, "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>
Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

I will be there at 1:00.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717



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Ryan Russell <rrussell79@gmail.com> Mon, Nov 25, 2019 at 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

What does everyone want to add and remove from these lists?

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

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Liz J <lizoj27@hotmail.com>
To: Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 10:07 AM

Maybe too late to add but thought I would just add.

- New fleet of golf carts
- Repair all uneven concrete on golf path

From: Ryan Russell <rrussell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ

<lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

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Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:32 AM

Ryan

Eden

For limited homeowners, Joyce, Russells, Lafayette, Che, Jacobs to have our homes & patio powerwashed every 6 months and exterior painted at the end of Construction

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:34 AM

Eden to purchase security cameras for each of our homes to be mounted in the direction of the Eden Apartments

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sun, Dec 1, 2019 at 10:23 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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Constellation Brands



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Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 10:03 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



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Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Fri, Dec 6, 2019 at 12:28 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Jason,

We are in discussions with both parties and are working on an agreement. Everything is moving along as expected, and the final documents will be presented to the community once they are complete. Surveys are scheduled to be mailed out on 12/9.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Dec 6, 2019, at 10:03 AM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Tony,

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Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png> <image004.png>

From: Jason Joyce CWC

Sent: Sunday, December 1, 2019 10:23 AM

To: 'Tony Gregory' <tony@stoneybrookeast.org>

Cc: Stewart, Darin <Darin.Stewart@adventhealth.com>; Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell

<russell79@gmail.com>

Subject: RE: Apartment Project Sub-Committee Meeting 11/24

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<image002.png> <image005.png>

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Ryan Russell <russell79@gmail.com>

Fri, Dec 6, 2019 at 1:23 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

No additional feedback provided relative to the residents request list? Are those being worked out with EDEN and SBEGC by the HOA board?

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 7:32 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Stephanie,

I'm getting the impression that our collaboration is lost and the original intent of us working together on an agreeable solution no longer exists after only one initial meeting. Is this accurate? If both parties are currently working on an agreement, I think we should be involved in these conversations, especially since we are the ones being most impacted by the outcome.

This is why I suggested that we meet weekly, to keep updated with changes as they happen and share suggestions on moving forward. Is it time for us to get together again? I'm available on Sunday.

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

 **Constellation Brands**



[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Tue, Dec 10, 2019 at 9:47 AM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Ryan,

We have not received a response and the HOA is not handling any negotiations on that. If they communicate to us, we will certainly forward you the response.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Tue, Dec 10, 2019 at 9:56 AM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Stephanie,

This is not what was discussed nor committed to by the board. Going all the way back to February, the commitment was that if this looks like it is going to be real, that the board would work to get the best conditions possible.

Is the board no longer renegeing on that statement?

[Quoted text hidden]



Ryan Russell <rrussell79@gmail.com>

Re: Apartment Project Sub-Committee Meeting 11/24

28 messages

tony@stoneybrookeast.org <tony@stoneybrookeast.org>

Thu, Nov 21, 2019 at 2:19 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Jason,

As I mentioned after the meeting Tuesday we really need you to define the specific goals and objectives of your committee.

My purpose in offering my participation with your group was to help give you all a direct line of communication and information with the board in what we both agreed is a very fluid and fast changing situation. We request that your group first get your thoughts together and articulate to us via email your specific wishes and objectives as a group.

With respect to the survey it is being drafted and vetted by the board. Simultaneously, we are working on detailed clarity in a written legal agreement draft that addresses the various concerns raised about escrow of improvement and debt proceeds, restrictions on future development, and right of first offer to purchase. In addition, we are working on facilitating written acknowledgment with Eden of the landscape aesthetics requested in your group's prior meeting with them.

Please consolidate your group's objectives and requests as it relates to these board initiatives. We can then define the best use of our time at the meeting.

Thanks,

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 11:58 PM
To: Tony Gregory <tony@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@adventhealth.com>
Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: RE: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/24

I prefer that we meet in person, especially for this first meeting. It seems that the best time for the group is this **Sunday, 11/24, at 1pm**. I'll reserve space at the fitness center. I hope you all can make it if possible.

Tony, my thought is that we would review the first draft of the survey plans together and then it would then go to the board for final approval. I don't see the point of going to the board for approval first other than to waste valuable time in this process. I look forward to discussing further on Sunday.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Tony Gregory <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 4:51 PM
To: Stewart, Darin <Darin.Stewart@adventhealth.com>
Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: Re: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

As I said last night I have prior commitments with my daughter Saturday.

Go with what works for others if you want but I do believe an initial conference call is easier for this size group based on various calendars and locations travel etc.

Looks like I am available early next week like darin in the evening

Survey draft in process and needs to be reviewed and agreed upon among the board first. Shooting to have that complete early next week.

Sent from my iPhone

On Nov 20, 2019, at 4:37 PM, Stewart, Darin <Darin.Stewart@adventhealth.com> wrote:

Sunday 1 or 2 work for me as well if that is better for all. Monday or Tuesday evening work for me too but coming from Maitland, it is almost impossible for me to arrive before 6:30 or 7:00 so would prefer 7:00 if everyone is agreeable to that.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image003.jpg>

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From: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>

Sent: Wednesday, November 20, 2019 4:35 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Stewart, Darin <Darin.Stewart@AdventHealth.com>; tony@stonebrookeast.org; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

I am unavailable on Saturday as I will be out of town. I might be able to make something work on Sunday around 1 or 2, but would prefer Monday or Tuesday.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stonebrookeast.org>

On Nov 20, 2019, at 4:14 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Brian, Kin, and Ryan have been added to this message.

Thank you all for the responses on availability. It may be difficult to get a time that works for everyone but we can try. Does **Saturday at 4pm-5pm** work for most? I understand if you

need to call in but I'd prefer to be in person if possible. Once confirmed, I'll request space at the fitness center.

The purpose of this first meeting is to summarize the steps to be taken over the next seven weeks and identify the timelines of each. With the survey being the first action taken, I would like to review as a group how it will look. Tony, if you have a draft, please share with the group by e-mail prior to the meeting.

Thanks,

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Stewart, Darin <Darin.Stewart@AdventHealth.com>
Sent: Wednesday, November 20, 2019 3:08 PM
To: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>;
tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring
<eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: RE: [EXTERNAL] Re: Eden Assurances

I am available after 2:30 this Saturday until 5:30—maybe later but should know tonight if we are going out Sat. night. Sunday I am good anytime until 4:00 p.m. If you need next week, let me know.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image006.jpg>

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dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message and deleting the material from your computer. Thank you.

From: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 2:28 PM
To: tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: [EXTERNAL] Re: Eden Assurances

I'm relatively flexible so just let me know. Adding Darin in so it's all on the committee. I agree on the conference call but will meet if needed.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 20, 2019, at 2:23 PM, tony@stoneybrookeast.org wrote:

Copied Eleni as well as Stephanie who also said she would be involved. Arranging multiple schedules is like hurding cats especially with holiday approaching next week. Speaking for myself I think an initial conference call would be more efficient considering my upcoming calendar with travel, guests, business appointments.

Tony Gregory, Board Member
Stoneybrook Master Association of Orlando, Inc.
14351 Stoneybrook Blvd.
Orlando, FL 32828
tony@stoneybrookeast.org
www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: tony@stoneybrookeast.org
Subject: RE: Eden Assurances

Tony,

What is Eleni's e-mail address? I plan to send an invite for the first sub-committee meeting.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png>

<image004.png>

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 10:03 AM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; lafatek06@gmail.com
Cc: 'Rob Gass' <rob@stoneybrookeast.org>; 'Darin Stewart' <darin@stoneybrookeast.org>; 'John Bunke' <johnb@stoneybrookeast.org>; 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>
Subject: Eden Assurances

Jason,

Comment was made last night that there was no finalization between affected residents and Eden regarding the aesthetic aspects that you all discussed with them. We are not privy to all of those specifics. If you can forward me the exact matters that the group wished to have Eden memorialize we can see if we can facilitate that to conclusion.

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

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Kin LaFate <lafatek06@gmail.com>

Thu, Nov 21, 2019 at 5:17 PM

To: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

All,
How do you all want to reply to this email?
Kin
[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:55 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted

- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:58 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

One other statement

On Thu, Nov 21, 2019 at 6:55 PM Ryan Russell <russell79@gmail.com> wrote:

Kin - Here is my thought.

Tony,

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- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted
- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

-In the absence of an agreement, the HOA agrees to defend and fight on behalf of the residence of Stoneybrook to stop EDEN from developing the 9th hole of the golf course through legal action.

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Thu, Nov 21, 2019 at 10:58 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

I believe you may be missing the purpose of this committee. You're speaking in terms of "your group" and "we are doing this and that." My intention with this committee is that we would work collectively to follow through with the actions laid out in the meeting earlier this week. From your last message, my understanding is that that you want to simply provide information. I prefer that we all work together with the interest of taking action that is best for the community collectively. If you aren't willing to share ideas and work together, then I don't want to waste your time.

For those that are interested in working together for the benefit of the community, my intention with this first meeting is to define our objectives over the next few weeks and establish a timeline for those actions.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Thursday, November 21, 2019 2:20 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; 'Stewart, Darin' <Darin.Stewart@adventhealth.com>
Cc: 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>; 'Eleni Kring' <eleni@stoneybrookeast.org>; 'Brian Jacobs' <brian@explainmybenefits.com>; 'Kin LaFate' <lafatek06@gmail.com>; 'Ryan Russell' <russell79@gmail.com>
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com> Fri, Nov 22, 2019 at 8:15 AM
To: Ryan Russell <russell79@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Recommend this is sent to the board — I think it spells out our conditions.

Kin

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com> Fri, Nov 22, 2019 at 8:43 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Ryan Russell <russell79@gmail.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm all for sending this to the board. Shouldn't the escrow piece be included in this list as well?

Jason Joyce

Sent from my iPhone

On Nov 22, 2019, at 8:15 AM, Kin LaFate <lafatek06@gmail.com> wrote:

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:56 AM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <rrussell79@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

The conditions we layout for the golf course should be labeled as Escrow

Kin

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Fri, Nov 22, 2019 at 11:48 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Are there any other asks we want included? If not, I will send this evening.

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 12:11 PM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm not at my home computer but already mentioned to Jason that we need to change the name to golf course Escrow and key on the one million as stated to the Mayor and Commissioners. The items that we should include are recommendations to be included in the Escrow. Our list of items should include all of the items they already sent to the HOA sometime ago.

Kin

[Quoted text hidden]

Brian Jacobs <brian@explainmybenefits.com>

Fri, Nov 22, 2019 at 12:15 PM

To: Ryan Russell <rrussell79@gmail.com>, Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Ryan and all,

We should include items that they sent to HOA sometime ago. The problem with those items is there was never any negotiations. It was what the Golf course and Eden deemed reasonable and we all agree that it is too little to make the course viable or provide the residents and proper concessions for the building of the apts.

I am good with the items Ryan. These are reasonable and should be agreed to. If this is not taken seriously then the BCC should not allow this to be approved unless Eden and the GC owner are willing to provide a much more favorable proposal to our community.

—
Brian Jacobs
(847) 456 - 1985

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Fri, Nov 22, 2019 at 3:12 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Tony,

Following up on your earlier request, here are the expectations of the group:

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
4. Lowering membership fees to \$1200/yr in order to broaden membership
5. \$50k annual budget for marketing that must be spent
6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
7. Commitment to no further development of course of any type in perpetuity
8. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other comparable properties in Stoneybrook not impacted by 9th hole development
9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. 30' tall tree screening between apartments and Stoneybrook
5. Additional screening landscape materials between trees and Stoneybrook
6. Stamped landscape architectural plan approved by Stoneybrook residents
7. Standard for acceptance will be sign-off of final in-place product by all Stoneybrook residents with direct line-of-sight view of landscape features
8. Commitment by EDEN developers that no future attempts will be made for a phase 2 or separate development at Stoneybrook in perpetuity
9. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other areas of Stoneybrook not impacted by 9th hole development
10. Agreement to above in legally binding contract prior to closing on 9th hole property.

Stoneybrook HOA

1. Explicit, legally binding contract with 8 homes directly impacted that the above is the bare-minimum agreement to consider this a WIN-WIN, or no deal scenario
2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

Regards,

Ryan

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

To: whitneyrussell07@gmail.com

Fri, Nov 22, 2019 at 5:16 PM

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sat, Nov 23, 2019 at 8:36 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>



Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.



Apartment Committee Meeting Agenda

- 1. Recap of Tuesday's Meeting**
- 2. Establish the Purpose of the Committee**
- 3. Review Action Plans and Set Timelines**
 - Community Survey
 - SBEGC Commitments
 - Eden Multifamily Commitments
 - HOA Board Commitments
- Set Remaining Meeting Dates**

[Quoted text hidden]

Tony Gregory <tony@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:39 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1

Sent from my iPhone

On Nov 23, 2019, at 8:36 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.

<image002.jpg>

[Quoted text hidden]

Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:43 PM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <darin.stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

See you then.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 23, 2019, at 9:39 PM, Tony Gregory <tony@stoneybrookeast.org> wrote:

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1
[Quoted text hidden]

Stewart, Darin <Darin.Stewart@adventhealth.com> Sat, Nov 23, 2019 at 9:56 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>, "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>
Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

I will be there at 1:00.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717



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Ryan Russell <rrussell79@gmail.com> Mon, Nov 25, 2019 at 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizo27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

What does everyone want to add and remove from these lists?

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
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9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. No section 8 housing or equivalent state, county or municipal low income housing programs allowed
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Stoneybrook HOA

1. Explicit, legally binding contract with 8 homes directly impacted that the above is the bare-minimum agreement to consider this a WIN-WIN, or no deal scenario
2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 10:07 AM

Maybe too late to add but thought I would just add.

- New fleet of golf carts
- Repair all uneven concrete on golf path

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ

<lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com

Subject: Re: Apartment Project Sub-Committee Meeting 11/24

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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:32 AM

Ryan

Eden

For limited homeowners, Joyce, Russells, Lafayate, Che, Jacobs to have our homes & patio powerwashed every 6 months and exterior painted at the end of Construction

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 11:34 AM

Eden to purchase security cameras for each of our homes to be mounted in the direction of the Eden Apartments

From: Ryan Russell <rrussell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sun, Dec 1, 2019 at 10:23 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

 **Constellation Brands**



[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 10:03 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Fri, Dec 6, 2019 at 12:28 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Jason,

We are in discussions with both parties and are working on an agreement. Everything is moving along as expected, and the final documents will be presented to the community once they are complete. Surveys are scheduled to be mailed out on 12/9.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Dec 6, 2019, at 10:03 AM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

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Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png> <image004.png>

From: Jason Joyce CWC

Sent: Sunday, December 1, 2019 10:23 AM

To: 'Tony Gregory' <tony@stoneybrookeast.org>

Cc: Stewart, Darin <Darin.Stewart@adventhealth.com>; Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell

<russell79@gmail.com>

Subject: RE: Apartment Project Sub-Committee Meeting 11/24

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Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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<image002.png> <image005.png>

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Ryan Russell <russell79@gmail.com>

Fri, Dec 6, 2019 at 1:23 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

No additional feedback provided relative to the residents request list? Are those being worked out with EDEN and SBEGC by the HOA board?

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 7:32 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Stephanie,

I'm getting the impression that our collaboration is lost and the original intent of us working together on an agreeable solution no longer exists after only one initial meeting. Is this accurate? If both parties are currently working on an agreement, I think we should be involved in these conversations, especially since we are the ones being most impacted by the outcome.

This is why I suggested that we meet weekly, to keep updated with changes as they happen and share suggestions on moving forward. Is it time for us to get together again? I'm available on Sunday.

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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 **Constellation Brands**



[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Tue, Dec 10, 2019 at 9:47 AM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Ryan,

We have not received a response and the HOA is not handling any negotiations on that. If they communicate to us, we will certainly forward you the response.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Tue, Dec 10, 2019 at 9:56 AM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Stephanie,

This is not what was discussed nor committed to by the board. Going all the way back to February, the commitment was that if this looks like it is going to be real, that the board would work to get the best conditions possible.

Is the board no longer renegeing on that statement?

[Quoted text hidden]



Ryan Russell <rrussell79@gmail.com>

Re: Apartment Project Sub-Committee Meeting 11/24

28 messages

tony@stoneybrookeast.org <tony@stoneybrookeast.org>

Thu, Nov 21, 2019 at 2:19 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Jason,

As I mentioned after the meeting Tuesday we really need you to define the specific goals and objectives of your committee.

My purpose in offering my participation with your group was to help give you all a direct line of communication and information with the board in what we both agreed is a very fluid and fast changing situation. We request that your group first get your thoughts together and articulate to us via email your specific wishes and objectives as a group.

With respect to the survey it is being drafted and vetted by the board. Simultaneously, we are working on detailed clarity in a written legal agreement draft that addresses the various concerns raised about escrow of improvement and debt proceeds, restrictions on future development, and right of first offer to purchase. In addition, we are working on facilitating written acknowledgment with Eden of the landscape aesthetics requested in your group's prior meeting with them.

Please consolidate your group's objectives and requests as it relates to these board initiatives. We can then define the best use of our time at the meeting.

Thanks,

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 11:58 PM
To: Tony Gregory <tony@stonebrookeast.org>; Stewart, Darin <Darin.Stewart@adventhealth.com>
Cc: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: RE: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/24

I prefer that we meet in person, especially for this first meeting. It seems that the best time for the group is this **Sunday, 11/24, at 1pm**. I'll reserve space at the fitness center. I hope you all can make it if possible.

Tony, my thought is that we would review the first draft of the survey plans together and then it would then go to the board for final approval. I don't see the point of going to the board for approval first other than to waste valuable time in this process. I look forward to discussing further on Sunday.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Tony Gregory <tony@stonebrookeast.org>
Sent: Wednesday, November 20, 2019 4:51 PM
To: Stewart, Darin <Darin.Stewart@adventhealth.com>
Cc: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>; Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: Re: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

As I said last night I have prior commitments with my daughter Saturday.

Go with what works for others if you want but I do believe an initial conference call is easier for this size group based on various calendars and locations travel etc.

Looks like I am available early next week like darin in the evening

Survey draft in process and needs to be reviewed and agreed upon among the board first. Shooting to have that complete early next week.

Sent from my iPhone

On Nov 20, 2019, at 4:37 PM, Stewart, Darin <Darin.Stewart@adventhealth.com> wrote:

Sunday 1 or 2 work for me as well if that is better for all. Monday or Tuesday evening work for me too but coming from Maitland, it is almost impossible for me to arrive before 6:30 or 7:00 so would prefer 7:00 if everyone is agreeable to that.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image003.jpg>

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From: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>

Sent: Wednesday, November 20, 2019 4:35 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Stewart, Darin <Darin.Stewart@AdventHealth.com>; tony@stonebrookeast.org; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

I am unavailable on Saturday as I will be out of town. I might be able to make something work on Sunday around 1 or 2, but would prefer Monday or Tuesday.

Stephanie Chandrasekaran, Board Member

Stonebrook Master Association

Stephanie@Stonebrookeast.org

<http://stonebrookeast.org>

On Nov 20, 2019, at 4:14 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Brian, Kin, and Ryan have been added to this message.

Thank you all for the responses on availability. It may be difficult to get a time that works for everyone but we can try. Does **Saturday at 4pm-5pm** work for most? I understand if you

need to call in but I'd prefer to be in person if possible. Once confirmed, I'll request space at the fitness center.

The purpose of this first meeting is to summarize the steps to be taken over the next seven weeks and identify the timelines of each. With the survey being the first action taken, I would like to review as a group how it will look. Tony, if you have a draft, please share with the group by e-mail prior to the meeting.

Thanks,

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Stewart, Darin <Darin.Stewart@AdventHealth.com>
Sent: Wednesday, November 20, 2019 3:08 PM
To: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>;
tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring
<eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: RE: [EXTERNAL] Re: Eden Assurances

I am available after 2:30 this Saturday until 5:30—maybe later but should know tonight if we are going out Sat. night. Sunday I am good anytime until 4:00 p.m. If you need next week, let me know.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image006.jpg>

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dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message and deleting the material from your computer. Thank you.

From: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 2:28 PM
To: tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: [EXTERNAL] Re: Eden Assurances

I'm relatively flexible so just let me know. Adding Darin in so it's all on the committee. I agree on the conference call but will meet if needed.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 20, 2019, at 2:23 PM, tony@stoneybrookeast.org wrote:

Copied Eleni as well as Stephanie who also said she would be involved. Arranging multiple schedules is like hurding cats especially with holiday approaching next week. Speaking for myself I think an initial conference call would be more efficient considering my upcoming calendar with travel, guests, business appointments.

Tony Gregory, Board Member
Stoneybrook Master Association of Orlando, Inc.
14351 Stoneybrook Blvd.
Orlando, FL 32828
tony@stoneybrookeast.org
www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: tony@stoneybrookeast.org
Subject: RE: Eden Assurances

Tony,

What is Eleni's e-mail address? I plan to send an invite for the first sub-committee meeting.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png>

<image004.png>

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 10:03 AM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; lafatek06@gmail.com
Cc: 'Rob Gass' <rob@stoneybrookeast.org>; 'Darin Stewart' <darin@stoneybrookeast.org>; 'John Bunke' <johnb@stoneybrookeast.org>; 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>
Subject: Eden Assurances

Jason,

Comment was made last night that there was no finalization between affected residents and Eden regarding the aesthetic aspects that you all discussed with them. We are not privy to all of those specifics. If you can forward me the exact matters that the group wished to have Eden memorialize we can see if we can facilitate that to conclusion.

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

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Kin LaFate <lafatek06@gmail.com>

Thu, Nov 21, 2019 at 5:17 PM

To: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

All,
How do you all want to reply to this email?
Kin
[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:55 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted

- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Thu, Nov 21, 2019 at 6:58 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizo27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

One other statement

On Thu, Nov 21, 2019 at 6:55 PM Ryan Russell <rrussell79@gmail.com> wrote:

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EDEN

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- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

-In the absence of an agreement, the HOA agrees to defend and fight on behalf of the residence of Stoneybrook to stop EDEN from developing the 9th hole of the golf course through legal action.

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Thu, Nov 21, 2019 at 10:58 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Tony,

I believe you may be missing the purpose of this committee. You're speaking in terms of "your group" and "we are doing this and that." My intention with this committee is that we would work collectively to follow through with the actions laid out in the meeting earlier this week. From your last message, my understanding is that that you want to simply provide information. I prefer that we all work together with the interest of taking action that is best for the community collectively. If you aren't willing to share ideas and work together, then I don't want to waste your time.

For those that are interested in working together for the benefit of the community, my intention with this first meeting is to define our objectives over the next few weeks and establish a timeline for those actions.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Thursday, November 21, 2019 2:20 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; 'Stewart, Darin' <Darin.Stewart@adventhealth.com>
Cc: 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>; 'Eleni Kring' <eleni@stoneybrookeast.org>; 'Brian Jacobs' <brian@explainmybenefits.com>; 'Kin LaFate' <lafatek06@gmail.com>; 'Ryan Russell' <rrussell79@gmail.com>
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com> Fri, Nov 22, 2019 at 8:15 AM
To: Ryan Russell <rrussell79@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Recommend this is sent to the board — I think it spells out our conditions.

Kin

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com> Fri, Nov 22, 2019 at 8:43 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Ryan Russell <rrussell79@gmail.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm all for sending this to the board. Shouldn't the escrow piece be included in this list as well?

Jason Joyce

Sent from my iPhone

On Nov 22, 2019, at 8:15 AM, Kin LaFate <lafatek06@gmail.com> wrote:

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:56 AM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

The conditions we layout for the golf course should be labeled as Escrow

Kin

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 11:48 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Are there any other asks we want included? If not, I will send this evening.

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 12:11 PM

To: Ryan Russell <russell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm not at my home computer but already mentioned to Jason that we need to change the name to golf course Escrow and key on the one million as stated to the Mayor and Commissioners. The items that we should include are recommendations to be included in the Escrow. Our list of items should include all of the items they already sent to the HOA sometime ago.

Kin

[Quoted text hidden]

Brian Jacobs <brian@explainmybenefits.com>

Fri, Nov 22, 2019 at 12:15 PM

To: Ryan Russell <russell79@gmail.com>, Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Ryan and all,

We should include items that they sent to HOA sometime ago. The problem with those items is there was never any negotiations. It was what the Golf course and Eden deemed reasonable and we all agree that it is too little to make the course viable or provide the residents and proper concessions for the building of the apts.

I am good with the items Ryan. These are reasonable and should be agreed to. If this is not taken seriously then the BCC should not allow this to be approved unless Eden and the GC owner are willing to provide a much more favorable proposal to our community.

—
Brian Jacobs
(847) 456 - 1985

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 3:12 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Tony,

Following up on your earlier request, here are the expectations of the group:

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
4. Lowering membership fees to \$1200/yr in order to broaden membership
5. \$50k annual budget for marketing that must be spent
6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
7. Commitment to no further development of course of any type in perpetuity
8. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other comparable properties in Stoneybrook not impacted by 9th hole development
9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. 30' tall tree screening between apartments and Stoneybrook
5. Additional screening landscape materials between trees and Stoneybrook
6. Stamped landscape architectural plan approved by Stoneybrook residents
7. Standard for acceptance will be sign-off of final in-place product by all Stoneybrook residents with direct line-of-sight view of landscape features
8. Commitment by EDEN developers that no future attempts will be made for a phase 2 or separate development at Stoneybrook in perpetuity
9. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other areas of Stoneybrook not impacted by 9th hole development
10. Agreement to above in legally binding contract prior to closing on 9th hole property.

Stoneybrook HOA

1. Explicit, legally binding contract with 8 homes directly impacted that the above is the bare-minimum agreement to consider this a WIN-WIN, or no deal scenario
2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

Regards,

Ryan

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

To: whitneyrussell07@gmail.com

Fri, Nov 22, 2019 at 5:16 PM

[Quoted text hidden]


Jason Joyce CWC <jason.joyce@cbrands.com>

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>



Sat, Nov 23, 2019 at 8:36 PM

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.



Apartment Committee Meeting Agenda

- 1. Recap of Tuesday's Meeting**
- 2. Establish the Purpose of the Committee**
- 3. Review Action Plans and Set Timelines**
 - Community Survey
 - SBEGC Commitments
 - Eden Multifamily Commitments
 - HOA Board Commitments
- Set Remaining Meeting Dates**

[Quoted text hidden]

Tony Gregory <tony@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:39 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1

Sent from my iPhone

On Nov 23, 2019, at 8:36 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.

<image002.jpg>

[Quoted text hidden]

Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:43 PM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <darin.stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

See you then.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 23, 2019, at 9:39 PM, Tony Gregory <tony@stoneybrookeast.org> wrote:

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[Quoted text hidden]

Stewart, Darin <Darin.Stewart@adventhealth.com>

Sat, Nov 23, 2019 at 9:56 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Tony Gregory" <tony@stoneybrookeast.org>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

I will be there at 1:00.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717



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[Quoted text hidden]

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 9:31 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizo27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

[What does everyone want to add and remove from these lists?](#)

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
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3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
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1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. No section 8 housing or equivalent state, county or municipal low income housing programs allowed
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6. Additional screening landscape materials between trees and Stoneybrook
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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 10:07 AM

Maybe too late to add but thought I would just add.

- New fleet of golf carts
- Repair all uneven concrete on golf path

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ

<lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

What does everyone want to add and remove from these lists?

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
4. Lowering membership fees to \$1200/yr in order to broaden membership
5. \$50k annual budget for marketing that must be spent
6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
7. Commitment to no further development of course of any type in perpetuity
8. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other comparable properties in Stoneybrook not impacted by 9th hole development
9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. No section 8 housing or equivalent state, county or municipal low income housing programs allowed
5. 30' tall tree screening between apartments and Stoneybrook
6. Additional screening landscape materials between trees and Stoneybrook
7. Stamped landscape architectural plan approved by Stoneybrook residents
8. Standard for acceptance will be sign-off of final in-place product by all Stoneybrook residents with direct line-of-sight view of landscape features
9. Commitment by EDEN developers that no future attempts will be made for a phase 2 or separate development at Stoneybrook in perpetuity
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11. Agreement to above in legally binding contract prior to closing on 9th hole property.

Stoneybrook HOA

1. Explicit, legally binding contract with 8 homes directly impacted that the above is the bare-minimum agreement to consider this a WIN-WIN, or no deal scenario
2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:32 AM

Ryan

Eden

For limited homeowners, Joyce, Russells, Lafayette, Che, Jacobs to have our homes & patio powerwashed every 6 months and exterior painted at the end of Construction

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

What does everyone want to add and remove from these lists?

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:34 AM

Eden to purchase security cameras for each of our homes to be mounted in the direction of the Eden Apartments

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

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[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sun, Dec 1, 2019 at 10:23 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



Constellation Brands



[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 10:03 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Fri, Dec 6, 2019 at 12:28 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Jason,

We are in discussions with both parties and are working on an agreement. Everything is moving along as expected, and the final documents will be presented to the community once they are complete. Surveys are scheduled to be mailed out on 12/9.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Dec 6, 2019, at 10:03 AM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png> <image004.png>

From: Jason Joyce CWC

Sent: Sunday, December 1, 2019 10:23 AM

To: 'Tony Gregory' <tony@stoneybrookeast.org>

Cc: Stewart, Darin <Darin.Stewart@adventhealth.com>; Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell

<russell79@gmail.com>

Subject: RE: Apartment Project Sub-Committee Meeting 11/24

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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<image002.png> <image005.png>

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Dec 6, 2019 at 1:23 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

No additional feedback provided relative to the residents request list? Are those being worked out with EDEN and SBEGC by the HOA board?

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 7:32 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Stephanie,

I'm getting the impression that our collaboration is lost and the original intent of us working together on an agreeable solution no longer exists after only one initial meeting. Is this accurate? If both parties are currently working on an agreement, I think we should be involved in these conversations, especially since we are the ones being most impacted by the outcome.

This is why I suggested that we meet weekly, to keep updated with changes as they happen and share suggestions on moving forward. Is it time for us to get together again? I'm available on Sunday.

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Tue, Dec 10, 2019 at 9:47 AM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Ryan,

We have not received a response and the HOA is not handling any negotiations on that. If they communicate to us, we will certainly forward you the response.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Tue, Dec 10, 2019 at 9:56 AM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Stephanie,

This is not what was discussed nor committed to by the board. Going all the way back to February, the commitment was that if this looks like it is going to be real, that the board would work to get the best conditions possible.

Is the board no longer renegeing on that statement?

[Quoted text hidden]



Ryan Russell <rrussell79@gmail.com>

Re: Apartment Project Sub-Committee Meeting 11/24

28 messages

tony@stoneybrookeast.org <tony@stoneybrookeast.org>

Thu, Nov 21, 2019 at 2:19 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Jason,

As I mentioned after the meeting Tuesday we really need you to define the specific goals and objectives of your committee.

My purpose in offering my participation with your group was to help give you all a direct line of communication and information with the board in what we both agreed is a very fluid and fast changing situation. We request that your group first get your thoughts together and articulate to us via email your specific wishes and objectives as a group.

With respect to the survey it is being drafted and vetted by the board. Simultaneously, we are working on detailed clarity in a written legal agreement draft that addresses the various concerns raised about escrow of improvement and debt proceeds, restrictions on future development, and right of first offer to purchase. In addition, we are working on facilitating written acknowledgment with Eden of the landscape aesthetics requested in your group's prior meeting with them.

Please consolidate your group's objectives and requests as it relates to these board initiatives. We can then define the best use of our time at the meeting.

Thanks,

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>

Sent: Wednesday, November 20, 2019 11:58 PM

To: Tony Gregory <tony@stonebrookeast.org>; Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: RE: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/24

I prefer that we meet in person, especially for this first meeting. It seems that the best time for the group is this **Sunday, 11/24, at 1pm**. I'll reserve space at the fitness center. I hope you all can make it if possible.

Tony, my thought is that we would review the first draft of the survey plans together and then it would then go to the board for final approval. I don't see the point of going to the board for approval first other than to waste valuable time in this process. I look forward to discussing further on Sunday.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Tony Gregory <tony@stonebrookeast.org>

Sent: Wednesday, November 20, 2019 4:51 PM

To: Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>; Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: Re: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

As I said last night I have prior commitments with my daughter Saturday.

Go with what works for others if you want but I do believe an initial conference call is easier for this size group based on various calendars and locations travel etc.

Looks like I am available early next week like darin in the evening

Survey draft in process and needs to be reviewed and agreed upon among the board first. Shooting to have that complete early next week.

Sent from my iPhone

On Nov 20, 2019, at 4:37 PM, Stewart, Darin <Darin.Stewart@adventhealth.com> wrote:

Sunday 1 or 2 work for me as well if that is better for all. Monday or Tuesday evening work for me too but coming from Maitland, it is almost impossible for me to arrive before 6:30 or 7:00 so would prefer 7:00 if everyone is agreeable to that.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

<image003.jpg>

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From: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>

Sent: Wednesday, November 20, 2019 4:35 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Stewart, Darin <Darin.Stewart@AdventHealth.com>; tony@stonebrookeast.org; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

I am unavailable on Saturday as I will be out of town. I might be able to make something work on Sunday around 1 or 2, but would prefer Monday or Tuesday.

Stephanie Chandrasekaran, Board Member

Stoneybrook Master Association

Stephanie@Stoneybrookeast.org

<http://stonebrookeast.org>

On Nov 20, 2019, at 4:14 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Brian, Kin, and Ryan have been added to this message.

Thank you all for the responses on availability. It may be difficult to get a time that works for everyone but we can try. Does **Saturday at 4pm-5pm** work for most? I understand if you

need to call in but I'd prefer to be in person if possible. Once confirmed, I'll request space at the fitness center.

The purpose of this first meeting is to summarize the steps to be taken over the next seven weeks and identify the timelines of each. With the survey being the first action taken, I would like to review as a group how it will look. Tony, if you have a draft, please share with the group by e-mail prior to the meeting.

Thanks,

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Stewart, Darin <Darin.Stewart@AdventHealth.com>
Sent: Wednesday, November 20, 2019 3:08 PM
To: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>;
tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring
<eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: RE: [EXTERNAL] Re: Eden Assurances

I am available after 2:30 this Saturday until 5:30—maybe later but should know tonight if we are going out Sat. night. Sunday I am good anytime until 4:00 p.m. If you need next week, let me know.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

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From: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 2:28 PM
To: tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: [EXTERNAL] Re: Eden Assurances

I'm relatively flexible so just let me know. Adding Darin in so it's all on the committee. I agree on the conference call but will meet if needed.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 20, 2019, at 2:23 PM, tony@stoneybrookeast.org wrote:

Copied Eleni as well as Stephanie who also said she would be involved. Arranging multiple schedules is like hurding cats especially with holiday approaching next week. Speaking for myself I think an initial conference call would be more efficient considering my upcoming calendar with travel, guests, business appointments.

Tony Gregory, Board Member
Stoneybrook Master Association of Orlando, Inc.
14351 Stoneybrook Blvd.
Orlando, FL 32828
tony@stoneybrookeast.org
www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: tony@stoneybrookeast.org
Subject: RE: Eden Assurances

Tony,

What is Eleni's e-mail address? I plan to send an invite for the first sub-committee meeting.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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<image002.png>

<image004.png>

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 10:03 AM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; lafatek06@gmail.com
Cc: 'Rob Gass' <rob@stoneybrookeast.org>; 'Darin Stewart' <darin@stoneybrookeast.org>; 'John Bunke' <johnb@stoneybrookeast.org>; 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>
Subject: Eden Assurances

Jason,

Comment was made last night that there was no finalization between affected residents and Eden regarding the aesthetic aspects that you all discussed with them. We are not privy to all of those specifics. If you can forward me the exact matters that the group wished to have Eden memorialize we can see if we can facilitate that to conclusion.

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

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Kin LaFate <lafatek06@gmail.com>

Thu, Nov 21, 2019 at 5:17 PM

To: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

All,
How do you all want to reply to this email?

Kin
[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:55 PM

To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted

- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:58 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizo27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

One other statement

On Thu, Nov 21, 2019 at 6:55 PM Ryan Russell <russell79@gmail.com> wrote:

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HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

-In the absence of an agreement, the HOA agrees to defend and fight on behalf of the residence of Stoneybrook to stop EDEN from developing the 9th hole of the golf course through legal action.

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Thu, Nov 21, 2019 at 10:58 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

I believe you may be missing the purpose of this committee. You're speaking in terms of "your group" and "we are doing this and that." My intention with this committee is that we would work collectively to follow through with the actions laid out in the meeting earlier this week. From your last message, my understanding is that that you want to simply provide information. I prefer that we all work together with the interest of taking action that is best for the community collectively. If you aren't willing to share ideas and work together, then I don't want to waste your time.

For those that are interested in working together for the benefit of the community, my intention with this first meeting is to define our objectives over the next few weeks and establish a timeline for those actions.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Thursday, November 21, 2019 2:20 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; 'Stewart, Darin' <Darin.Stewart@adventhealth.com>
Cc: 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>; 'Eleni Kring' <eleni@stoneybrookeast.org>; 'Brian Jacobs' <brian@explainmybenefits.com>; 'Kin LaFate' <lafatek06@gmail.com>; 'Ryan Russell' <rrussell79@gmail.com>
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com> Fri, Nov 22, 2019 at 8:15 AM
To: Ryan Russell <rrussell79@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Recommend this is sent to the board — I think it spells out our conditions.

Kin

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com> Fri, Nov 22, 2019 at 8:43 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Ryan Russell <rrussell79@gmail.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm all for sending this to the board. Shouldn't the escrow piece be included in this list as well?

Jason Joyce

Sent from my iPhone

On Nov 22, 2019, at 8:15 AM, Kin LaFate <lafatek06@gmail.com> wrote:

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:56 AM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

The conditions we layout for the golf course should be labeled as Escrow

Kin

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 11:48 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Are there any other asks we want included? If not, I will send this evening.

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 12:11 PM

To: Ryan Russell <russell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm not at my home computer but already mentioned to Jason that we need to change the name to golf course Escrow and key on the one million as stated to the Mayor and Commissioners. The items that we should include are recommendations to be included in the Escrow. Our list of items should include all of the items they already sent to the HOA sometime ago.

Kin

[Quoted text hidden]

Brian Jacobs <brian@explainmybenefits.com>

Fri, Nov 22, 2019 at 12:15 PM

To: Ryan Russell <russell79@gmail.com>, Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Ryan and all,

We should include items that they sent to HOA sometime ago. The problem with those items is there was never any negotiations. It was what the Golf course and Eden deemed reasonable and we all agree that it is too little to make the course viable or provide the residents and proper concessions for the building of the apts.

I am good with the items Ryan. These are reasonable and should be agreed to. If this is not taken seriously then the BCC should not allow this to be approved unless Eden and the GC owner are willing to provide a much more favorable proposal to our community.

—
Brian Jacobs

(847) 456 - 1985

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 3:12 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Tony,

Following up on your earlier request, here are the expectations of the group:

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

1. Add new fairways to commitment of new greens
2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
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Regards,

Ryan

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>
To: whitneyrussell07@gmail.com

Fri, Nov 22, 2019 at 5:16 PM


[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sat, Nov 23, 2019 at 8:36 PM



To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>
Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.



Apartment Committee Meeting Agenda

- 1. Recap of Tuesday's Meeting**
- 2. Establish the Purpose of the Committee**
- 3. Review Action Plans and Set Timelines**
 - Community Survey
 - SBEGC Commitments
 - Eden Multifamily Commitments
 - HOA Board Commitments
- Set Remaining Meeting Dates**

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Tony Gregory <tony@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:39 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1

Sent from my iPhone

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<image002.jpg>

[Quoted text hidden]

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Sat, Nov 23, 2019 at 9:43 PM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <darin.stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

See you then.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

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I will be there at 1:00.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717



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Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 9:31 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizo27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

What does everyone want to add and remove from these lists?

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

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[Quoted text hidden]

Liz J <lizo27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 10:07 AM

Maybe too late to add but thought I would just add.

- New fleet of golf carts
- Repair all uneven concrete on golf path

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ

<lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com

Subject: Re: Apartment Project Sub-Committee Meeting 11/24

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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:32 AM

Ryan

Eden

For limited homeowners, Joyce, Russells, Lafayette, Che, Jacobs to have our homes & patio powerwashed every 6 months and exterior painted at the end of Construction

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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[Quoted text hidden]

Liz J <lizoj27@hotmail.com>
To: Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 11:34 AM

Eden to purchase security cameras for each of our homes to be mounted in the direction of the Eden Apartments

From: Ryan Russell <rrussell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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2. Landscape upgrades/rehab on course
3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
4. Lowering membership fees to \$1200/yr in order to broaden membership
5. \$50k annual budget for marketing that must be spent
6. All refurbishments and enhancements to be completed within 12 months of closing of deal with EDEN properties
7. Commitment to no further development of course of any type in perpetuity
8. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other comparable properties in Stoneybrook not impacted by 9th hole development
9. All funding for above secured in escrow at time of closing of deal with EDEN

EDEN Property Development

1. Security wall at perimeter of apartment complex (CMU construction with stacked stone veneer or stucco finish)
2. Gated entry to apartment complex at all entrances, manned with 24-hour security
3. 100% residents background check - NO Pedophiles, NO Felons
4. No section 8 housing or equivalent state, county or municipal low income housing programs allowed
5. 30' tall tree screening between apartments and Stoneybrook
6. Additional screening landscape materials between trees and Stoneybrook
7. Stamped landscape architectural plan approved by Stoneybrook residents
8. Standard for acceptance will be sign-off of final in-place product by all Stoneybrook residents with direct line-of-sight view of landscape features
9. Commitment by EDEN developers that no future attempts will be made for a phase 2 or separate development at Stoneybrook in perpetuity
10. Settle all claims of damages associated with diminished property value associated with the development of 9th hole by EDEN. Property values to be assessed prior to commencement of construction and damages assessed 18 months after completion. Standard of measurement will be change in property value as compared to other areas of Stoneybrook not impacted by 9th hole development
11. Agreement to above in legally binding contract prior to closing on 9th hole property.

1. Explicit, legally binding contract with 8 homes directly impacted that the above is the bare-minimum agreement to consider this a WIN-WIN, or no deal scenario
2. In the absence of EDEN and Stoneybrook Golf Course agreeing to the above, included in the legal agreement in Stoneybrook HOA #1 above, Stoneybrook HOA agrees to defend and fight on behalf of the residents of Stoneybrook to stop the EDEN development on the 9th hole through whatever legal action is necessary

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sun, Dec 1, 2019 at 10:23 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



Constellation Brands



[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 10:03 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Fri, Dec 6, 2019 at 12:28 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Jason,

We are in discussions with both parties and are working on an agreement. Everything is moving along as expected, and the final documents will be presented to the community once they are complete. Surveys are scheduled to be mailed out on 12/9.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Dec 6, 2019, at 10:03 AM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Tony,

Can you give us an update on status of the contract to John at SBEGC? I thought the goal was to have it completed by the end of last week but haven't heard anything about it since.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com

<image001.png>

<image002.png> <image004.png>

From: Jason Joyce CWC

Sent: Sunday, December 1, 2019 10:23 AM

To: 'Tony Gregory' <tony@stoneybrookeast.org>

Cc: Stewart, Darin <Darin.Stewart@adventhealth.com>; Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell

<russell79@gmail.com>

Subject: RE: Apartment Project Sub-Committee Meeting 11/24

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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<image001.png>

<image002.png> <image005.png>

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Dec 6, 2019 at 1:23 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

No additional feedback provided relative to the residents request list? Are those being worked out with EDEN and SBEGC by the HOA board?

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 7:32 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Stephanie,

I'm getting the impression that our collaboration is lost and the original intent of us working together on an agreeable solution no longer exists after only one initial meeting. Is this accurate? If both parties are currently working on an agreement, I think we should be involved in these conversations, especially since we are the ones being most impacted by the outcome.

This is why I suggested that we meet weekly, to keep updated with changes as they happen and share suggestions on moving forward. Is it time for us to get together again? I'm available on Sunday.

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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Constellation Brands



[Quoted text hidden]

Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Tue, Dec 10, 2019 at 9:47 AM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Ryan,

We have not received a response and the HOA is not handling any negotiations on that. If they communicate to us, we will certainly forward you the response.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Tue, Dec 10, 2019 at 9:56 AM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Stephanie,

This is not what was discussed nor committed to by the board. Going all the way back to February, the commitment was that if this looks like it is going to be real, that the board would work to get the best conditions possible.

Is the board no longer renegeing on that statement?

[Quoted text hidden]



Ryan Russell <rrussell79@gmail.com>

Re: Apartment Project Sub-Committee Meeting 11/24

28 messages

tony@stoneebrookeast.org <tony@stoneebrookeast.org>

Thu, Nov 21, 2019 at 2:19 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneebrookeast.org>, Eleni Kring <eleni@stoneebrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Jason,

As I mentioned after the meeting Tuesday we really need you to define the specific goals and objectives of your committee.

My purpose in offering my participation with your group was to help give you all a direct line of communication and information with the board in what we both agreed is a very fluid and fast changing situation. We request that your group first get your thoughts together and articulate to us via email your specific wishes and objectives as a group.

With respect to the survey it is being drafted and vetted by the board. Simultaneously, we are working on detailed clarity in a written legal agreement draft that addresses the various concerns raised about escrow of improvement and debt proceeds, restrictions on future development, and right of first offer to purchase. In addition, we are working on facilitating written acknowledgment with Eden of the landscape aesthetics requested in your group's prior meeting with them.

Please consolidate your group's objectives and requests as it relates to these board initiatives. We can then define the best use of our time at the meeting.

Thanks,

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneebrookeast.org

www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>

Sent: Wednesday, November 20, 2019 11:58 PM

To: Tony Gregory <tony@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: RE: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/24

I prefer that we meet in person, especially for this first meeting. It seems that the best time for the group is this **Sunday, 11/24, at 1pm**. I'll reserve space at the fitness center. I hope you all can make it if possible.

Tony, my thought is that we would review the first draft of the survey plans together and then it would then go to the board for final approval. I don't see the point of going to the board for approval first other than to waste valuable time in this process. I look forward to discussing further on Sunday.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Tony Gregory <tony@stoneybrookeast.org>

Sent: Wednesday, November 20, 2019 4:51 PM

To: Stewart, Darin <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>

Subject: Re: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

As I said last night I have prior commitments with my daughter Saturday.

Go with what works for others if you want but I do believe an initial conference call is easier for this size group based on various calendars and locations travel etc.

Looks like I am available early next week like darin in the evening

Survey draft in process and needs to be reviewed and agreed upon among the board first. Shooting to have that complete early next week.

Sent from my iPhone

On Nov 20, 2019, at 4:37 PM, Stewart, Darin <Darin.Stewart@adventhealth.com> wrote:

Sunday 1 or 2 work for me as well if that is better for all. Monday or Tuesday evening work for me too but coming from Maitland, it is almost impossible for me to arrive before 6:30 or 7:00 so would prefer 7:00 if everyone is agreeable to that.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

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From: Stephanie Chandrasekaran <stephanie@stonebrookeast.org>
Sent: Wednesday, November 20, 2019 4:35 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>
Cc: Stewart, Darin <Darin.Stewart@AdventHealth.com>; tony@stonebrookeast.org; Eleni Kring <eleni@stonebrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell <rrussell79@gmail.com>
Subject: [EXTERNAL] Re: Apartment Project Sub-Committee Meeting 11/23

I am unavailable on Saturday as I will be out of town. I might be able to make something work on Sunday around 1 or 2, but would prefer Monday or Tuesday.

Stephanie Chandrasekaran, Board Member
Stonebrook Master Association
Stephanie@Stonebrookeast.org
<http://stonebrookeast.org>

On Nov 20, 2019, at 4:14 PM, Jason Joyce CWC <jason.joyce@cbrands.com> wrote:

Brian, Kin, and Ryan have been added to this message.

Thank you all for the responses on availability. It may be difficult to get a time that works for everyone but we can try. Does **Saturday at 4pm-5pm** work for most? I understand if you

need to call in but I'd prefer to be in person if possible. Once confirmed, I'll request space at the fitness center.

The purpose of this first meeting is to summarize the steps to be taken over the next seven weeks and identify the timelines of each. With the survey being the first action taken, I would like to review as a group how it will look. Tony, if you have a draft, please share with the group by e-mail prior to the meeting.

Thanks,

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: Stewart, Darin <Darin.Stewart@AdventHealth.com>
Sent: Wednesday, November 20, 2019 3:08 PM
To: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>;
tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring
<eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: RE: [EXTERNAL] Re: Eden Assurances

I am available after 2:30 this Saturday until 5:30—maybe later but should know tonight if we are going out Sat. night. Sunday I am good anytime until 4:00 p.m. If you need next week, let me know.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717

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dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message and deleting the material from your computer. Thank you.

From: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 2:28 PM
To: tony@stoneybrookeast.org
Cc: Jason Joyce CWC <jason.joyce@cbrands.com>; Eleni Kring <eleni@stoneybrookeast.org>; Stewart, Darin <Darin.Stewart@AdventHealth.com>
Subject: [EXTERNAL] Re: Eden Assurances

I'm relatively flexible so just let me know. Adding Darin in so it's all on the committee. I agree on the conference call but will meet if needed.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

On Nov 20, 2019, at 2:23 PM, tony@stoneybrookeast.org wrote:

Copied Eleni as well as Stephanie who also said she would be involved. Arranging multiple schedules is like hurding cats especially with holiday approaching next week. Speaking for myself I think an initial conference call would be more efficient considering my upcoming calendar with travel, guests, business appointments.

Tony Gregory, Board Member
Stoneybrook Master Association of Orlando, Inc.
14351 Stoneybrook Blvd.
Orlando, FL 32828
tony@stoneybrookeast.org
www.stoneybrookeast.org

From: Jason Joyce CWC <jason.joyce@cbrands.com>
Sent: Wednesday, November 20, 2019 1:27 PM
To: tony@stoneybrookeast.org
Subject: RE: Eden Assurances

Tony,

What is Eleni's e-mail address? I plan to send an invite for the first sub-committee meeting.

Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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<image002.png>

<image004.png>

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Wednesday, November 20, 2019 10:03 AM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; lafatek06@gmail.com
Cc: 'Rob Gass' <rob@stoneybrookeast.org>; 'Darin Stewart' <darin@stoneybrookeast.org>; 'John Bunke' <johnb@stoneybrookeast.org>; 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>
Subject: Eden Assurances

Jason,

Comment was made last night that there was no finalization between affected residents and Eden regarding the aesthetic aspects that you all discussed with them. We are not privy to all of those specifics. If you can forward me the exact matters that the group wished to have Eden memorialize we can see if we can facilitate that to conclusion.

Tony

Tony Gregory, Board Member

Stoneybrook Master Association of Orlando, Inc.

14351 Stoneybrook Blvd.

Orlando, FL 32828

tony@stoneybrookeast.org

www.stoneybrookeast.org

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Kin LaFate <lafatek06@gmail.com>

Thu, Nov 21, 2019 at 5:17 PM

To: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

All,
How do you all want to reply to this email?
Kin
[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Thu, Nov 21, 2019 at 6:55 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

With that being said and in consideration to the feedback given to you on your performance on this issue to date, the purpose for the requested committee is to have more insight into the board's actions moving forward on this issue, hence the request for this committee. To your point, our requests are as follows:

Golf Course (Beyond what is currently included in discussion)

- Add new fairways to the commitment of new greens
- \$500k in improvements to club house (new roof, new carpet, paint, bathroom fixtures and kitchen upgrades to reopen restaurant)
- \$50k annual marketing budget for golf course THAT MUST BE spent annually (he must demonstrate a TRUE good faith effort operate this course successfully)
- Lowering of membership fees to broaden membership
- Course landscape upgrades
- Commitment to no further development on the course of any type in perpetuity

EDEN

- Security wall at perimeter of apartment complex (brick or CMU with stucco finish)
- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted

- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

[Quoted text hidden]

Ryan Russell <rrussell79@gmail.com>

Thu, Nov 21, 2019 at 6:58 PM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizo27@hotmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>

One other statement

On Thu, Nov 21, 2019 at 6:55 PM Ryan Russell <rrussell79@gmail.com> wrote:

Kin - Here is my thought.

Tony,

I am not here to throw stones at you or the board but I want to lay out a few things for your consideration. The responses during Tuesday evening's apartment meeting did not paint the board's actions or inaction in a positive light. This next statement is an assumption at this point but I think it is fair to say, based on the responses this past Tuesday, that the survey the board is preparing will not be responded to favorably towards the development either.

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- Commitment to no further development on the course of any type in perpetuity

EDEN

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- Gated apartment complex with 24-hour guard
- 30' trees (preferably pine or oak)
- Additional landscape in front of 30' trees that 100% obscures apartment view fulfillment of this requirement requires sign-off from each resident impacted
- Guaranteed background checks of all potential tenants - no pedophiles, no felons
- No attempts at a second phase to the complex of any type in perpetuity

HOA BOARD

-Explicit agreement and commitment in writing that this is the bare-minimum agreement of all terms to consider this a WIN-WIN, or no deal scenario.

-In the absence of an agreement, the HOA agrees to defend and fight on behalf of the residence of Stoneybrook to stop EDEN from developing the 9th hole of the golf course through legal action.

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Thu, Nov 21, 2019 at 10:58 PM

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <rrussell79@gmail.com>

Tony,

I believe you may be missing the purpose of this committee. You're speaking in terms of "your group" and "we are doing this and that." My intention with this committee is that we would work collectively to follow through with the actions laid out in the meeting earlier this week. From your last message, my understanding is that that you want to simply provide information. I prefer that we all work together with the interest of taking action that is best for the community collectively. If you aren't willing to share ideas and work together, then I don't want to waste your time.

For those that are interested in working together for the benefit of the community, my intention with this first meeting is to define our objectives over the next few weeks and establish a timeline for those actions.

Jason Joyce

2758 Windsorgate Ln

Orlando, FL 32828

From: tony@stoneybrookeast.org <tony@stoneybrookeast.org>
Sent: Thursday, November 21, 2019 2:20 PM
To: Jason Joyce CWC <jason.joyce@cbrands.com>; 'Stewart, Darin' <Darin.Stewart@adventhealth.com>
Cc: 'Stephanie Chandrasekaran' <stephanie@stoneybrookeast.org>; 'Eleni Kring' <eleni@stoneybrookeast.org>; 'Brian Jacobs' <brian@explainmybenefits.com>; 'Kin LaFate' <lafatek06@gmail.com>; 'Ryan Russell' <rrussell79@gmail.com>
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com> Fri, Nov 22, 2019 at 8:15 AM
To: Ryan Russell <rrussell79@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Recommend this is sent to the board — I think it spells out our conditions.

Kin

[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com> Fri, Nov 22, 2019 at 8:43 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Ryan Russell <rrussell79@gmail.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm all for sending this to the board. Shouldn't the escrow piece be included in this list as well?

Jason Joyce

Sent from my iPhone

On Nov 22, 2019, at 8:15 AM, Kin LaFate <lafatek06@gmail.com> wrote:

EXTERNAL EMAIL

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 8:56 AM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Ryan Russell <russell79@gmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

The conditions we layout for the golf course should be labeled as Escrow

Kin

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 11:48 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Brian Jacobs <brian@explainmybenefits.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Are there any other asks we want included? If not, I will send this evening.

[Quoted text hidden]

Kin LaFate <lafatek06@gmail.com>

Fri, Nov 22, 2019 at 12:11 PM

To: Ryan Russell <russell79@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

I'm not at my home computer but already mentioned to Jason that we need to change the name to golf course Escrow and key on the one million as stated to the Mayor and Commissioners. The items that we should include are recommendations to be included in the Escrow. Our list of items should include all of the items they already sent to the HOA sometime ago.

Kin

[Quoted text hidden]

Brian Jacobs <brian@explainmybenefits.com>

Fri, Nov 22, 2019 at 12:15 PM

To: Ryan Russell <russell79@gmail.com>, Kin LaFate <lafatek06@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

Ryan and all,

We should include items that they sent to HOA sometime ago. The problem with those items is there was never any negotiations. It was what the Golf course and Eden deemed reasonable and we all agree that it is too little to make the course viable or provide the residents and proper concessions for the building of the apts.

I am good with the items Ryan. These are reasonable and should be agreed to. If this is not taken seriously then the BCC should not allow this to be approved unless Eden and the GC owner are willing to provide a much more favorable proposal to our community.

—

Brian Jacobs

(847) 456 - 1985

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

Fri, Nov 22, 2019 at 3:12 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Tony,

Following up on your earlier request, here are the expectations of the group:

Stoneybrook Golf Course - All items below should be considered as in addition to what is in current draft agreement the board is drafting

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3. \$500k in improvements to club house (Refurb kitchen and reopen restaurant, new roof, paving parking lot, paint, carpet, bathroom rehab - if in your judgement \$500k isn't enough, ask for more)
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Regards,

Ryan

[Quoted text hidden]

Ryan Russell <russell79@gmail.com>

To: whitneyrussell07@gmail.com

Fri, Nov 22, 2019 at 5:16 PM

[Quoted text hidden]


Jason Joyce CWC <jason.joyce@cbrands.com>

To: "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>

Cc: Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>



Sat, Nov 23, 2019 at 8:36 PM

Just a reminder, we will be meeting at the Stoneybrook Fitness Center tomorrow (Sunday) at 1-2pm. Below is an agenda of what I'd like to cover. I'm open to any other topics you want to discuss. I look forward to seeing you all then.



Apartment Committee Meeting Agenda

- 1. Recap of Tuesday's Meeting**
- 2. Establish the Purpose of the Committee**
- 3. Review Action Plans and Set Timelines**
 - Community Survey
 - SBEGC Commitments
 - Eden Multifamily Commitments
 - HOA Board Commitments
- **Set Remaining Meeting Dates**

[Quoted text hidden]

Tony Gregory <tony@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:39 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

I will be in Merritt Island tomorrow but anticipate being back in time to join at 1

Sent from my iPhone

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<image002.jpg>

[Quoted text hidden]

Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>

Sat, Nov 23, 2019 at 9:43 PM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, "Stewart, Darin" <darin.stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

See you then.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

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Sat, Nov 23, 2019 at 9:56 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>, "tony@stoneybrookeast.org" <tony@stoneybrookeast.org>

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I will be there at 1:00.

J. Darin Stewart, J.D., C.P.A.

Associate Chief Legal Officer

AdventHealth | I.H.S. Legal Services

485 N. Keller Road, Suite 551, Maitland, FL 32751

Darin.Stewart@AdventHealth.com

P 407-357-1298

F 407-357-2717



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Ryan Russell <rrussell79@gmail.com>

Mon, Nov 25, 2019 at 9:31 AM

To: Kin LaFate <lafatek06@gmail.com>

Cc: Brian Jacobs <brian@explainmybenefits.com>, Jason Joyce CWC <jason.joyce@cbrands.com>, LJ <lizoj27@hotmail.com>, Whitney Russell <whitneyrussell07@gmail.com>, "brianjacobs.sb@gmail.com" <brianjacobs.sb@gmail.com>

[What does everyone want to add and remove from these lists?](#)

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[Quoted text hidden]

Liz J <lizo27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 10:07 AM

Maybe too late to add but thought I would just add.

- New fleet of golf carts
- Repair all uneven concrete on golf path

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ

<lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
Subject: Re: Apartment Project Sub-Committee Meeting 11/24

What does everyone want to add and remove from these lists?

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Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:32 AM

Ryan

Eden

For limited homeowners, Joyce, Russells, Lafayate, Che, Jacobs to have our homes & patio powerwashed every 6 months and exterior painted at the end of Construction

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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Liz J <lizoj27@hotmail.com>
To: Ryan Russell <russell79@gmail.com>

Mon, Nov 25, 2019 at 11:34 AM

Eden to purchase security cameras for each of our homes to be mounted in the direction of the Eden Apartments

From: Ryan Russell <russell79@gmail.com>
Sent: Monday, November 25, 2019 9:31 AM
To: Kin LaFate <lafatek06@gmail.com>
Cc: Brian Jacobs <brian@explainmybenefits.com>; Jason Joyce CWC <jason.joyce@cbrands.com>; LJ <lizoj27@hotmail.com>; Whitney Russell <whitneyrussell07@gmail.com>; brianjacobs.sb@gmail.com
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[Quoted text hidden]

Jason Joyce CWC <jason.joyce@cbrands.com>

Sun, Dec 1, 2019 at 10:23 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Tony,

Just checking on the status of the survey and the contract to the golf course owner. Do you expect either to be completed to share with us this weekend?

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



Constellation Brands



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Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 10:03 AM

To: Tony Gregory <tony@stoneybrookeast.org>

Cc: "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

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Thanks,

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

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Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Fri, Dec 6, 2019 at 12:28 PM

To: Jason Joyce CWC <jason.joyce@cbrands.com>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Jason,

We are in discussions with both parties and are working on an agreement. Everything is moving along as expected, and the final documents will be presented to the community once they are complete. Surveys are scheduled to be mailed out on 12/9.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

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From: Jason Joyce CWC

Sent: Sunday, December 1, 2019 10:23 AM

To: 'Tony Gregory' <tony@stoneybrookeast.org>

Cc: Stewart, Darin <Darin.Stewart@adventhealth.com>; Stephanie Chandrasekaran <stephanie@stoneybrookeast.org>; Eleni Kring <eleni@stoneybrookeast.org>; Brian Jacobs <brian@explainmybenefits.com>; Kin LaFate <lafatek06@gmail.com>; Ryan Russell

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Ryan Russell <russell79@gmail.com>

Fri, Dec 6, 2019 at 1:23 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

No additional feedback provided relative to the residents request list? Are those being worked out with EDEN and SBEGC by the HOA board?

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Jason Joyce CWC <jason.joyce@cbrands.com>

Fri, Dec 6, 2019 at 7:32 PM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>, Ryan Russell <russell79@gmail.com>

Stephanie,

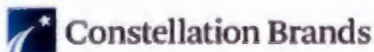
I'm getting the impression that our collaboration is lost and the original intent of us working together on an agreeable solution no longer exists after only one initial meeting. Is this accurate? If both parties are currently working on an agreement, I think we should be involved in these conversations, especially since we are the ones being most impacted by the outcome.

This is why I suggested that we meet weekly, to keep updated with changes as they happen and share suggestions on moving forward. Is it time for us to get together again? I'm available on Sunday.

Jason Joyce

Off-Premise Director, Florida | jason.joyce@cbrands.com | Cell: (407) 413-1718

Constellation Brands, Inc. | www.cbrands.com



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Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Tue, Dec 10, 2019 at 9:47 AM

To: Ryan Russell <rrussell79@gmail.com>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Ryan,

We have not received a response and the HOA is not handling any negotiations on that. If they communicate to us, we will certainly forward you the response.

Stephanie Chandrasekaran, Board Member
Stoneybrook Master Association
Stephanie@Stoneybrookeast.org
<http://stoneybrookeast.org>

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Ryan Russell <rrussell79@gmail.com>

Tue, Dec 10, 2019 at 9:56 AM

To: Stephanie Chandrasekaran <Stephanie@stoneybrookeast.org>

Cc: Jason Joyce CWC <jason.joyce@cbrands.com>, Tony Gregory <tony@stoneybrookeast.org>, "Stewart, Darin" <Darin.Stewart@adventhealth.com>, Eleni Kring <eleni@stoneybrookeast.org>, Brian Jacobs <brian@explainmybenefits.com>, Kin LaFate <lafatek06@gmail.com>

Stephanie,

This is not what was discussed nor committed to by the board. Going all the way back to February, the commitment was that if this looks like it is going to be real, that the board would work to get the best conditions possible.

Is the board no longer renegeing on that statement?

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