

**Palm Beach Polo & Country Club Property Owners' Association, Inc.
3031 Fortune Way - A11
Wellington, Florida 33414**

April 12, 2019

Dear Fellow Residents,

Several of the questions asked at the Annual Meeting held on March 29, 2019, as well as this week in our Town Hall meetings concerned the fate of Palm Beach Polo Golf & Country Club and an effort by some of our fellow residents to purchase the Club from its current owner. The group has provided the attached report.

While the result of the attached report is disappointing, the POA stands ready to continue to do everything in its power to protect the values of our community. We will report to you any future developments on a timely basis.

Sincerely yours,

Andrew Carduner
President on Behalf of The Board of Directors
Palm Beach Polo & Country Club Property Owners' Association, Inc.

Palm Beach Polo Club Acquisition Group

Dear Palm Beach Polo & Country Club Property Owners' Association Inc.,

We, the Palm Beach Polo Club Acquisition Group, have been investigating the feasibility of purchasing certain assets including the Cypress Course, Dunes Course, Driving Range, Clubhouse, parking lots and land where croquet courts are, but excluding the Tennis Facility. We have been assisted by two nationally known country club consulting firms. These firms were utilized to develop the following:

- To appraise the value of the assets to be purchased.*
- To develop comparable sales data on the recent sales of clubs located in Florida.*
- To assist in developing the required capital to fund anticipated operating deficits during the period necessary to quickly rebuild the membership.*
- And finally, the capital required to restore the Cypress course to first class condition, provide casual dining, build quality tennis and pickle ball courts, and eventually a state-of-the-art dining facility and fitness center.*

As you know, we also discussed several structures to assure no future development of the Club assets and the preservation of the Dunes course as a well-maintained park for the use of all residents.

The results of our studies indicated that a significant capital investment would be required to position the Club and its facilities to attract the membership required for a viable club. The group was willing to undertake this effort. Based upon the appraisals of the assets by our consultants, comparable club sales, and the capital required to resurrect the Club, we recently submitted an initial cash offer to purchase the aforementioned assets of the Club. Unfortunately, the owner of the Club rejected our offer and indicated through his representative that he would not counter our offer and would not enter into future negotiations.

As a result of the owner's response, we have ceased all efforts to acquire the assets of the Club.

Respectfully,

Palm Beach Polo Club Acquisition Group