

Bayshore Bath & Tennis  
925 North Halifax Avenue  
Daytona Beach, FL 32118

November 21, 2024

Royce Bellini  
P.O. Box 1887  
North Conway, NH 03860

To the Board of Directors:

My name is Royce Bellini and my Family and I are part time residents of Bayshore Bath and Tennis. As I am unable to attend this evening's meeting, I would like this letter presented on our behalf.

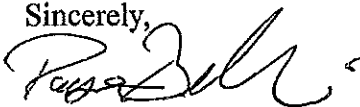
We are from New Hampshire and typically spend only two months per year at Bayshore. We have owned our unit for nearly two years and have had a wonderful experience at this property. We have found it extremely well maintained and have found Robert Hinckley (Bob), Rachel, and Terrie to be very pleasant and helpful. We have become friends with other residents and always look forward to spending time here.

Back home, we have been in the commercial real estate business for four generations. Our portfolio has included hotels, apartment complexes, industrial complexes, and shopping centers in New Hampshire, Massachusetts, Rhode Island, Pennsylvania, and Florida. I say that because we can offer an opinion on matters coming before this board from a standpoint of a combined 135 years of experience.

We highly recommend that you keep this property running with an onsite manager. There is no substitute for an onsite manager, least of all a management company. Not only is Bob a wonderful addition to this property, but just by its nature, a management company would never be able to replace a manager who is here, onsite. I think many people who may be in favor of a management company may not have had a first-hand experience with one. I have on numerous occasions. Not only do I believe this will, in the long term, result in resident frustration and higher fees for this property, but I also believe residents will see a dramatic decline in property conditions.

I hope this letter finds everyone well and is given proper consideration.

Sincerely,



Royce Bellini