

August 10, 2021

**RE: Belmont Hills Property Owners Association**

Dear Stephan Nikoloff:

On April 19, 1999 Belmont Hills Unit I Plat Map was filed with the Citrus County Clerk of Circuit Court. Belmont Hills was incorporated into Clearview Estates DRI initially filed in 1986. Citrus Hills Investment Properties has and will always continue to cooperate with “non-developer” owners, any owner who has ever reached out for information has been afforded an opportunity to review documents at any time that they request. Citrus Hills Investment will continue to address any concerns brought forward by any member of any Association including Belmont Hills. The Developer wishes to maintain a positive relationship with all communities and encourage resident participation in such interactions.

In reference to the concerns in your letter the Belmont Hills Property Owners Association, Inc. was formed on July 1, 1998 and since that time has engaged in contracts with Citrus Hills Investment Properties for the maintenance of its common areas. Citrus Hills Investment Properties management has no objection and is more than willing to participate in any process to receive competitive bids, even though Citrus Hills Investment Properties has performed the services since before October 1, 2004 as noted in Fla. Stat. 720.3055(2)(a).

Citrus Hills Investment Properties has had numerous conversations with residents of Belmont Hills over the years in response to concerns over reserve funding. Over the years it has been funded and adjusted as necessary, residents of the community have presented that an individual estimated the cost of repaving every road and indicated the reserves are insufficient. The reserves are established to repair and repave the road based upon the year they were initially created. If residents wish to increase the reserve amount the Developer is not opposed to any increase.

Belmont Hills Unit III was originally platted in 2006 and the Developer has every intention develop Belmont Hills Unit III.

Belmont Hills P.O.A., Inc., provided a financial statement to the membership in the beginning of 2021 and is more than willing to provide information and the ability to review any documents and records of Belmont Hills P.O.A.

If you or any member wish to further discuss any of the concerns listed in your July 12, 2021 letter, please do not hesitate to contact me at (352)746-6060 or [hallet@citrushills.com](mailto:hallet@citrushills.com).

Sincerely,

Stephen Hallet  
General Counsel