

CHANGE: BY THE RESIDENTS OR THE BANKRUPTCY COURT?

*by the Board of Directors*

1,480 or less than one-third of the Community's residents providing financial support to Dreamland Villa Retirement Community (the Corporation) is not sufficient to continue its operations, maintenance and repair of the facilities it owns. By mid-2024 the Corporation shall have insufficient cash to cover its payroll costs and pay its utility bills. Insufficient cash may occur more quickly if the operating costs and required maintenance and repairs requirements increase. Example, heating the swimming pools and hot tubs increased 23% in the first quarter 2023 compared to last year.

Solutions? If one-half of the residents paid the current annual fee, the Corporation would have more than sufficient cash to cover its operating and repair and maintenance expenses. There is too much apathy by the residents for that to occur.

We did not move into Dreamland Villa to see it become a multi-generational community. But apparently a third of the residents do not care, since they could not be bothered to return their households' age-verification affidavits. Obtaining and processing the age-verification affidavits is a costly process that more than one-half of the residents do not financially support.

The residents shall be given an opportunity to participate in an ad hoc committee to seek solutions to the financial issues impacting the Corporation. In November 2023, the Corporation's members will be given an opportunity to approve the sale of one or more parcels of real property.

Ineffective and/or untimely action by the Community will mean a bankruptcy court will decide what assets the Corporation is required to sell to pay its legal obligations.