

CRESSWIND

AT TWIN LAKES

Transition Preparations

4/14

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- Guidelines
- Introductions
- History
- Expectations & Goals
- The ASK
- Questions

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- Guidelines
 - This is an information share – not a problem solving session
 - Be patient – hear the whole story
 - Respect the clock
 - We will stay till we address all questions

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- Introductions (Neighborhood Advisory Council)

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- History
 - Personal experience and involvement of our committee
 - Meetings with other Cresswind HOA community leaders (past & present)
 - Initial conversations with Kolter / CTL HOA /First Services Presentation
 - CTL HOA response

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- History
 - Personal experience and involvement of our committee

- Meetings with other Cresswind HOA community leaders (p
- Initial con

CONTRACT

Builder

- Create a Product
- Sell Homes
- Cash Flow

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Homeowner

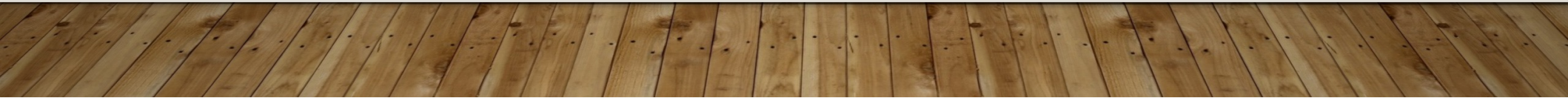
- Input
- Perfection
- Resort Style

CRESSWIND TWIN LAKES (CTL) RESIDENT ADVISORY COUNCIL



December 19, 2023

Confidential



Agenda

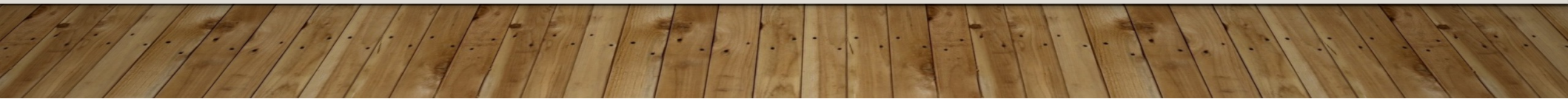
- Introductions
- Purpose of Discussion
- RAC Responsibilities
- Benefits
- The Ask
- Milestones & Actions

- Resident Advisory Council (RAC) – Current
 - Rich Miller
 - Lou Paduano
 - Greg Zawojski
 - Pat Young
 - Jay Friedman
 - Christi Morris
 - Larry Rohrbaugh

- Purpose of Discussion
 - Establish a mutually beneficial agreement as to the formation and recognition of a formal RAC
 - Become partners with the Kolter team to start the transition process.
 - Function as an intermediary between Kolter, FirstService Residential, and the Homeowners prior to the formation of the resident managed HOA

- RAC Responsibilities
 - Act as the voice of the community relative to needs and opportunities
 - Participate in constructive dialogue with the Kolter & First Service teams to address mutual community concerns & issues
 - Serve as a professional and consistent conduit for messaging back to the community

- Kolter / FirstService Residential Benefits
 - Early engagement insures successful transition later
 - RAC acts as a resource and asset to the Kolter / First Service Residential team
 - Noise Filter and Eliminator
 - Lifestyle Promotions as part of the sales process
 - Participate in the documentation of the community history to ease the eventual transition
 - Advocate - Ensure clear and concise messaging and actions by Kolter, FirstService Residential and the RAC to the Homeowners



- Homeowners Benefits
 - Protect the Culture and Lifestyle within the CTL Community
 - Consistent Communication & Messaging
 - Engage our Resources & Relationships for Lasting Benefits
 - Protect our financial interest and investments, reduce on-going risk, and long-term exposure

Kolter Cresswind Community Transitions A Comparison



Transition Events	Lake Lanier		Peachtree City		Twin Lakes	
	Date	Homes Built	Date	Homes Built	Date	Homes Built
RAC in Place	2013	>10%	2020	60%	Q1/2024 (3)	45% *
BoD Members	2017 (1)	50%	2020 (2)	60%	Q2/2024 (4)	47% **
Interim Close	2018	90%	2022	90%	2028	90%
Final Close	2020	100%	2023	100%	2029	100%

(1) 7 Residents

(2) 2 Residents

(3) 7 Residents - Completed

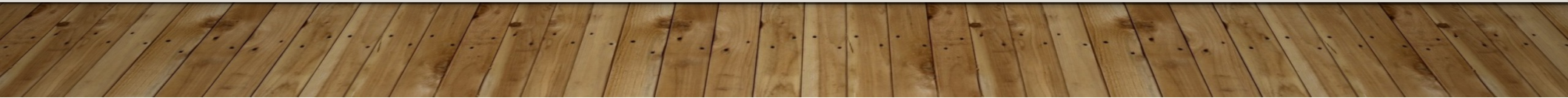
(4) 2 Residents - Requested

* Projection based on total of 582/1300 Homes

** Projection based on total of 618/1300 Homes

Resident Community Mgt Experience Critical Now!

12/19/2023



Kolter Cresswind Community Transitions A Comparison



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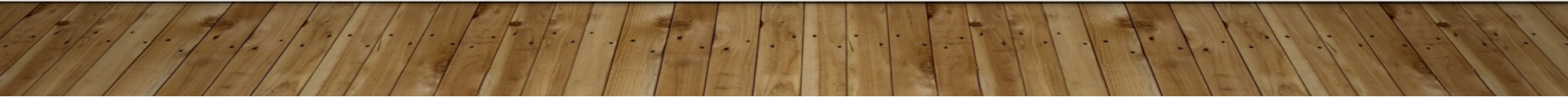
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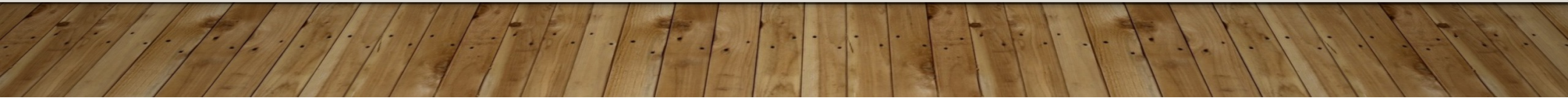
** Projection based on total of 618/1300 Homes

Resident Community Mgt Experience Critical Now!

12/19/2023



- The Ask
 - Commit to an efficient path forward
 - Q1 2024 - Active RAC (7) Members
 - Q2 2024 (2) Representatives on HOA Board
- In-order to ensure success, we need to keep these principles in the forefront:
 - Cooperation
 - Communication
 - Respect
 - Integrity
 - Transparency



- We have presented ideas with the goal towards a mutually beneficial orderly transition What can we as a group do to get this process moving forward?

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- History
 - Personal experience and involvement of our committee
 - Meetings with other Kolter / First Services community leaders
 - Initial conversations with CTL / First Services
Presentation
 - **First Services response**


Cresswind Twin Lakes (Transition Preparation)

The following is the outline of the formation plan for the Cresswind at Twin Lakes Resident Advisory Committee (**RAC**).

- As discussed during the meeting, the formation of the RAC is anticipated to begin when the number of closed homes is between 50-60% (650-780) of total build out (1,300).

Status of closed homes:

- Closed homes as of 12/19/23: 34%
- Anticipated to be at 45% by 12/31/24
- Anticipated to be at 50% by 7/1/25



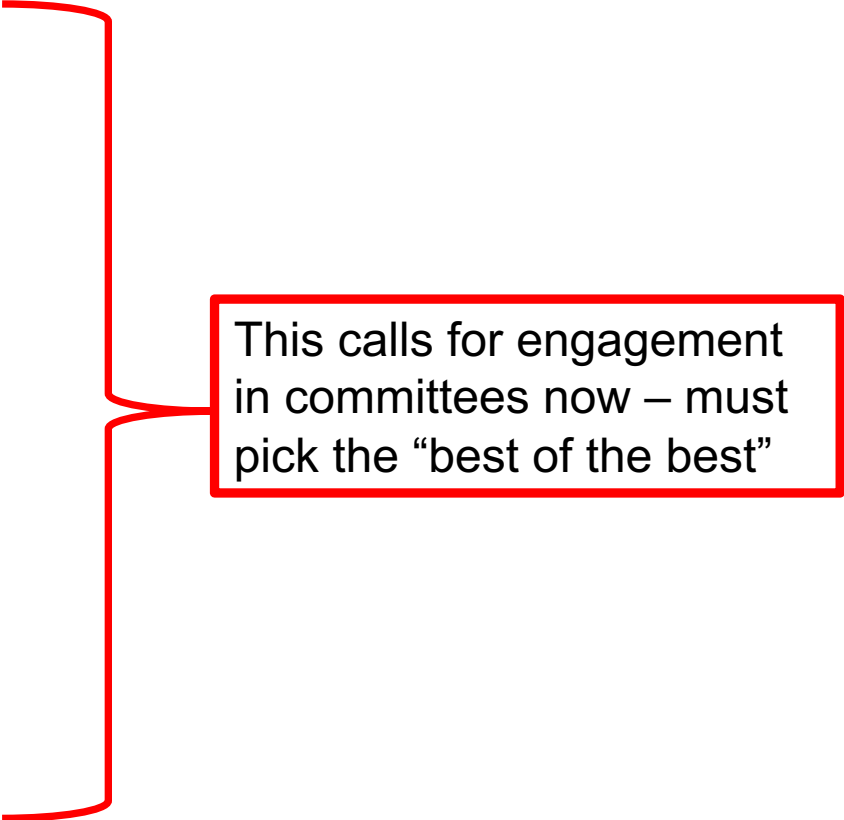
This means no seat at the table for a min of 1 year from now

Cresswind Twin Lakes (Transition Preparation)

It is important that the key committees are in place and have been actively participating for a period of time prior to the formation of the RAC. Members of the RAC are appointed by the BOD and are typically chosen from the key committees listed below.

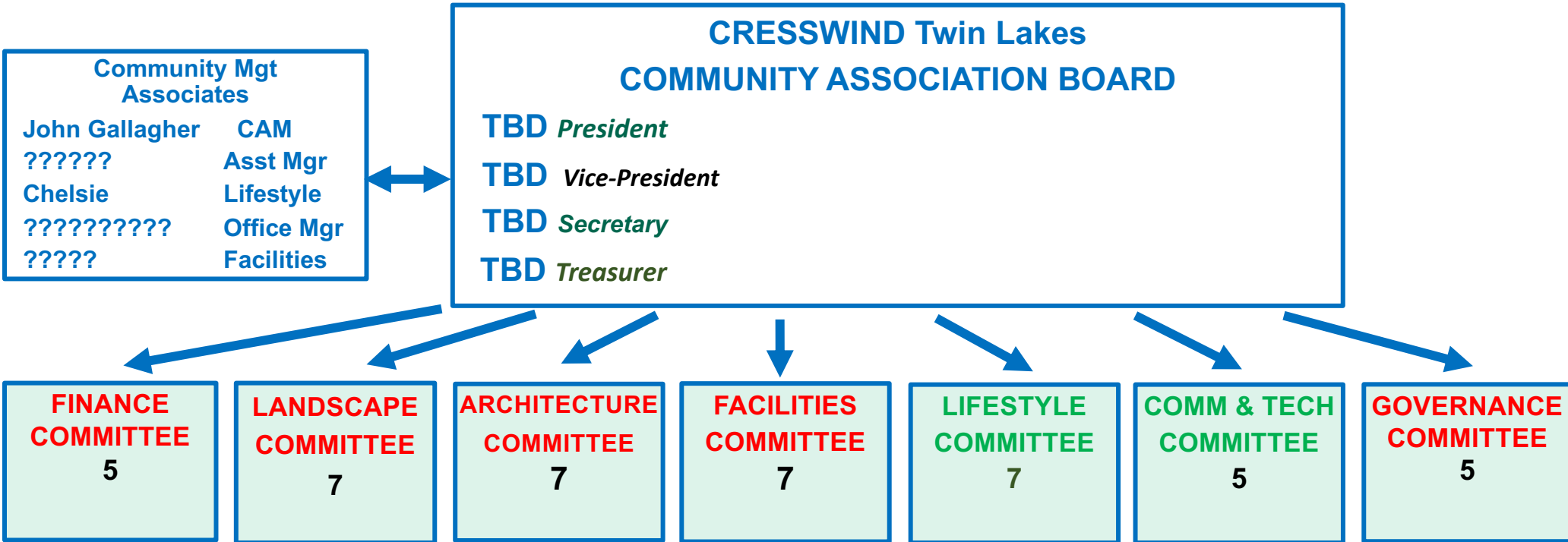
Key Committees:

- The Lakes Committee
 - The Trails Committee
 - The Landscape Review Committee
 - *The Finance Committee (Pending)*
 - *The Architectural Review Committee (Pending)*
 - The Social Committee
 - The Welcome Committee
 - The Education Committee
 - *The Covenants and Guidelines Committee (Future)*
- We also discussed, members may be appointed by the declarant board to serve their community during the transition to turnover, typically chosen from the RAC or past committee members. Members who possess or specialize in certain skill areas that would serve the community best may also be chosen (i.e.: a former CFO may be invaluable as treasurer). The timing of appointed board members is in the future.



This calls for engagement in committees now – must pick the “best of the best”

Cresswind Twin Lakes (proposed structure)



Red: Not yet created

Green: In Place

Cresswind Twin Lakes (committee definition)

***FINANCE COMMITTEE**

5

Accounting /
GM Experience

FACILITIES COMMITTEE

7

- Common Grounds
- **Lakes Committee**
- **Trails Committee**
- Usage / Upkeep

***GOVERNANCE COMMITTEE**

5

- Bylaws
- Compliance
- Ethics

***LANDSCAPE COMMITTEE**

7

- Common Grounds
- Home Standards

LIFESTYLE COMMITTEE

7

- **Social Committee**
- **Welcome Committee**
- **Education Committee**

***ARCHITECTURE REVIEW COMMITTEE**

7

- General Home Standards & Deviations

COMM & TECH COMMITTEE

5

- Social Media Facilitation
- Audio / Visual Resources

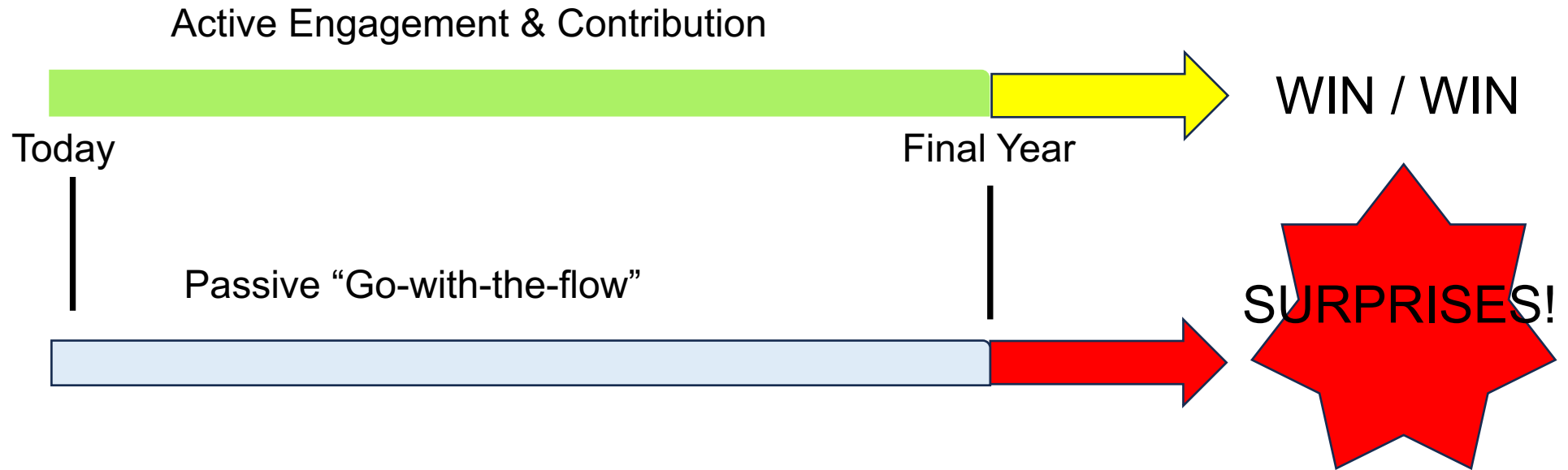
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Cresswind Twin Lakes (Transition Preparation)

Agenda:

- Expectations & Goals



Cresswind Twin Lakes (Transition Preparation)

Agenda:

- Expectations & Goals
 - As a unified community we are a more meaningful and effective force
 - Our focus should be directed on those items that we can have a meaningful impact
 - This is a 5-6 year journey Do NOT wear out others
 - If you want to have input – sign up and show support

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- The ASK
 - Step up and support
 - Support for earlier involvement
 - Prepare to engage
 - Unify the Community – No Room for Separation
 - Focus our collective energy on our common goals

Cresswind Twin Lakes (Transition Preparation)

Agenda:

- Questions

Cresswind Twin Lakes (Transition Preparation)

Safety	Video Surveillance	1	HOA Finances	HOA Budget Concerns	12	
	Gates	3		CTL Roads	3	
	Sidewalks	2		CTL Bridges	3	
	Speeding in neighborhood	1		General Questions	HOA Turnover to Residents	2
	Tire blowouts	1			Sales Center	1
	Increased Traffic	4			Entertainment	1
					CTL Communications	2
Hoschton Concerns	Cart Path to Downtown	1	CTL Lot Sales	1		
	School Tax Exemption	1	Committee Work	3		
	Publix	2	MTS functions	1		
	Hoschton Growth	4	Landscape Review Guidelines	1		
Amenities	Clubhouse class fees	1	Political Signs	1		
	Lakes	1	Transponder Replacement	1		
	Kitchen					
	Camera/Clubhouse	1				
	Bocce Ball	1				
	TVs in Clubhouse	1				
	Mailboxes	1				
	Pool Questions - General	3				
	Outdoor Grilling Area	1				
	Bike Racks	1				
	Tennis Courts	4				
	Pickleball Courts	4				
	Lack of Landscaping	2				
	CTL Gardens	2				
	Size of Clubhouse/Pools	3				
Lack of Parking	2					