

Crystal Bay Mobile Home Club Community

Question and Answer Communication

Q). How long does the emergency 75% vote for sale last

A). Per our legal counsel - It is unclear what the threshold is. However, if the sale is predicated by the damage caused by the storm, the 75% rule has a solid argument to be upheld. Challenge to this would come before an actual sale is in contract.

Q). What is the distribution if there is a dissolution of the park

A). Per our legal counsel - The distribution is based on common expenses within the corporation. Our Common expenses are equal; therefore, the distribution would be equal as well. It was asked why this is the case if people pay different property tax amounts such as those that live on the water. The answer by counsel was that the tax is based on government law and is only relevant to the tax assessor, it is not relevant to an association/corporation dissolution. Tax assessments do not come into play at all when sharing equal common expenses. It was also asked if we could change this. Counsel stated that redistribution could be based on the land that is owned but it would be based on SF not the tax value of the land.

Note - Our council was very adamant about this law 719 114 stating it would be an equal distribution, and it would be hard to change to any other form of distribution. Therefore, it appears that if there were a dissolution of the park the distribution on any proceeds would be divided equal amongst its members.

Q). Could CBMHC be changed to an RV Park?

A). County has said NO. We are zoned as multifamily residential and they will not allow re-zoning for RV park. However, this is something we can address again with the county.

Q). Will our maintenance fees go down?

A). The Budget and resulting Maintenance Fee are calculated for the operating expenses of the park and the contribution to the Reserves. It does not matter if there are 15 people in the park or 104, the operating expenses are pretty much the same. The water bill is our

largest expense. It is not based solely on water usage. There are base rates (104 residences & Clubhouse), size of pipes, and several other miscellaneous charges not based on number of users. Pinellas County has advised us that this count of 105 does not change just because some of the 104 have been demolished or others not in residence. We expect some of our utility vendor costs to go up and we also have the added expenses of Ameritech management company. The rates for 2026 are unknown at this time but will be known soon with the new year's budgets.