



November 17, 2023

To All Brooks Homeowners,

As has been communicated to you in previous emails, The Commons Club (TCC) and the two Brooks of Bonita Springs Community Development Districts that represent the four Brooks communities (CDD's) have been discussing the sale of Coconut Park from the CDDs to TCC. The terms of the proposed sale were transmitted via a joint email from the two organizations dated November 2, 2023.

Both organizations have engaged in extensive discussions/negotiations and solicited input from their respective members and constituents over the past several weeks. As outlined in previous communications, the Boards of both organizations scheduled meetings for November 15th (CDDs) and 16th (TCC) to consider and vote on a final sales agreement.

Both organizations approved the sales agreement at their respective meetings. The sale of the Park property will relieve Brooks homeowners of the cost for the on-going maintenance (and any periodic capital improvements) of the Park in their annual tax bill and allow the CDDs to concentrate on their primary functions of maintaining the infrastructure of The Brooks along Coconut Road and Three Oaks Parkway and overseeing the extensive water management requirements within the four Brooks communities. Ownership of the Park by the TCC will provide for the management and expansion of the amenities within the Park by an organization with extensive expertise in this area. The sales documents stipulate a closing date of no later than December 31, 2023.

While both organizations received feedback both pro and con about the sale, both feel that this is the best path forward for the Park property. Any questions about the on-going management and usage of the Park amenities should be directed to TCC by calling or emailing their club manager, Joe Archazki, at 239/949-3804 or josepha@thecommonsclub.com. Both organizations have posted several documents related to the sale and future operation of the Park on their respective websites, thecommonsclub.com and brookscdds.net.

Both organizations want to thank all the Brooks residents for the feedback you provided in helping reach a final decision on this important change.

The Commons Club

Brooks Community Development Districts I and II