

Dear City Commissioners,

As a member of the homeowner's association of Blues Creek, I am writing to you so that you will see some of the concerns that the residents of Blues Creek have regarding the proposed new development.

As previously stated, the amount of homes placed inside such a small acreage will undoubtedly put a strain on our community mainly with increased traffic causing great safety risks with increased population that has already reached the maximum limit on the existing pool and tennis courts.

To this end, the plat map that was passed by the Gainesville city commission, clearly states that the builder is responsible for putting in a pool upon completion of 2/3 of the current proposed phase.

The builder has been willing to meet on one occasion and during this meeting we discussed that the original design plat clearly (and legally) states that the builder will provide a pool upon 2/3 completion of this last phase. Scot Ross (the applicant) came back with a counter offer of \$1000 per unit contingent upon selling the units, which is a total of \$36,000. In December of 2023, Blues Creek Homeowner's association received a pool quote and was given an estimate of a minimum of \$700,000 to put in a pool.

Please see the email correspondence below:

Stacey,

There are 36 units designed for the final phase. I was thinking we would pay the HOA \$1,000.00 per unit at closing to go towards any project the HOA wants. I will look at the designs and see what we could incorporate. Maybe another meeting to discuss design.

Thanks,
Scot Ross

Due to the applicant's insufficient offer regarding the pool, the applicant should not be able to proceed with the current proposed development at this time because of his lack of complying with what he has already agreed upon.

Further, since the applicant owes this money or pool to Blues Creek, as per the plat clearly states, will the City of Gainesville take action to enforce the applicant to comply with the legal design plat? What action will the city of Gainesville take against the applicant to ensure that what is owed to Blues Creek is in compliance with the plat. The applicant should not be able to continue building if he is not willing to provide what was promised to Blues Creek.

Thank you for your time.

Stacey Cricchio

Blues Creek HOA

Plat Map referenced below:

https://apis.mail.yahoo.com/ws/v3/mailboxes/@.id==VjN-72DF1DSQ_P-MUkyXM4YJicgK8sPypHeBCyWsiJxtpCQIb-GWpJQ7MB5FSkVlruJnRslTZYZIxk6bK6Yk0SrkUw/messages/@.id==AKaH87IvGXtWZoyy5QNnGPpG6yk/content/parts/@.id==1.2/refresh?appid=YMailNoble&ymreqid=1b75f4f5-ab4d-5a97-1c16-7d0000011100