From: Steve Blakeman <steve@valleyoffice.com>
Date: November 21, 2026 at 1:14:51 PM EST
To: steve.heitzner@gmail.com
Cc: scotthuebner@earthlink.net
Subject: UPCC Golf Issues

Good Afternoon Gentlemen;

Although I have only been a full golf member for 3 years, we have been club members and homeowners in UPCC for 28 years. Yes, we have seen and been through a lot here.

I am also President of an HOA for over 20 years in Ohio, and I understand just how thankless the job can be. So please let me begin by saying thank you for your volunteer service to our community. My wife and I voted for you both, and this is not a personal attack.

We have become increasingly alarmed at the "out of control" feeling here, and having expenses increase, while watching the community visually decline in almost every way. The care under the "old guard" going back to Neal and Pasolds, with Jan March at the association helm was very tough, but the results were obvious, and attributed to the unprecedented growth and statewide attention to our community. I hope we can get back to that type of leadership. I am appalled at how far gone some (most) of our facilities and infrastructure have become. Not to mention the gatehouse debacle. I am aware that time is taking its toll, and I am patient for the needed change. Hopefully

better days ahead.

As important as those things are, today I am most concerned about the state of the golf course. It is obvious that since the departure of Curtis, the course is struggling. There are so many bare spots, visually troubled areas, and awful tee boxes. In fact, it looks more like a municipal course than the #1 course in south florida currently. The chatter is real and it's going to begin costing us outside play, not to mention our reputation.

On another note, I was present to hear a conversation about a club that in the recent past contracted with Troon to manage their club. It was an awful disaster and now the club is in serious condition financially and possibly in jeopardy. I would hate to see that happen here. Yet I understood that an offer to put the board in contact with this club was dismissed. I don't understand why a call wouldn't be made. This happens to clubs more times than not it seems when hiring outside management.

My question is: what is being done to rectify this and get it turned around before it's too late and will cost millions to repair?

Respectfully,

Steve Blakeman