

Tab 6

Conversion of Property to Common Area

Issue:

The former golf course land loan has been paid off. It is now appropriate to turn the three parcels that make up the former golf course property into common area as well as a remaining water/sewer lot.

Background:

Over the last several years, the Association has been converting membership lots, undesirable water/sewer lots and other larger parcels that it owns into common area therefore no longer paying real estate and sanitary district taxes on the lots.

The only non-common area lots/parcels remaining within Lake Holiday, LLC are the three golf course parcels. The total amount of taxes we are paying per year on these comes to approximately \$8,000. The land loan was paid off in 2021 and it is now appropriate to turn them into common area.

There is also a lot, 4A/220, that was being returned to the LLC during the time that we converted all our other water/sewer lots into common area. This lot is pie shaped and has a deep ravine in the back about 70 ft into the lot and an Aqua pump station with access road running along one side of the lot. It is not a desirable building lot.

Recommendation:

Master Planning Committee unanimously recommends that the golf course parcels and lot 4A/220 be converted into common area.

Motions:

1. Approve converting three former golf course parcels into common area.
2. Approve converting 4A/220 into common area.

Pat Majewski, Chair MPC

5/25/21