

CONFIDENTIAL

June 10, 2022

①

Dear Property Owner of lots in the Lake Park Subdivision,

I am writing to you today as a fellow owner of property within the Lake Park subdivision off Newton Rd. in Crossville. I am also writing on behalf of many other owners within the park. We have suffered for many years, especially those who live full time in the park for the past several years. We are considering a class action or group law suit against the Lake Park Resort INC (LPRI). LPRI is a non-profit corporation who has been solely responsible for any and all of the public areas and roads in the subdivision that they actually own. LPRI owns at least 20% of the lots and land in the subdivision and has been guilty of mismanagement of corporate assets and resources. They have never logged or sold land to raise funds for road repair or park management while claiming that \$8,000 worth of annual dues could somehow fix all of the many roads and public areas within the park, and that is IF all property owners were paying dues as they request. It is clear that the management of the park is non-existent if not delinquent at best.

As I understand the neighbors and owners of the property had done a wonderful job of upkeeping it over twenty years ago. The Board President has run off many of the long term owners who had helped upkeep the park in the past and the conditions have become horrendous to say the least. I have personally spoken with and met with four of the Board of directors to request that they as a quorum vote to remove the President and allow the property owners to vote and elect the Board of Directors even though by law we can request that the entire corporation be dissolved for the many infractions. These four Board members had the ability to peacefully resolve this but chose to continue with the corrupt management. The by-laws have been changed to unrecognizable from many years ago. You are free to request a copy from the Register of Deeds office in town. The by-laws have been changed as of April of 2022 once again. And they state that member and dues payers do not get to vote on outcomes of decisions about the park. Only the Board of directors has the final say even after members vote on issues presented to them.

There have been recent moves made by the Board of Directors to log and sell trees on Lake Park land to pay for roads. However, talks have been made with zero votes from the property owners of how and where roads will be repaired. We have no say. There are damages in thousands to the owners here who have been putting gravel

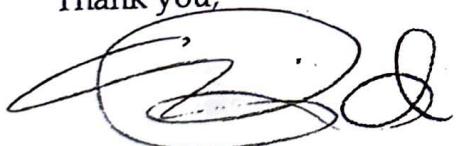
on roads and grading and repairing roads with **expensive equipment** for decades, and **12**
could you believe that this corrupt organization demands dues be paid by the people
who are spending thousands repairing roads so that the weakest in our neighborhood
can actually not be in **danger**, such as children and elderly. Ambulances can't get in **13**
and out safely on our roads and we have been put on alert by the Post Office that if
something isn't done soon they will not come into our community to deliver the mail. **14**

We are going to take action regardless of what avenue we go down because there
are laws to protect people from going through these damages. Please contact myself or
Anna Jackson to discuss how you can help or of you feel you've been damaged, **you**
may qualify for compensation as well. For instance the conditions of these roads makes
it nearly impossible for owners to sell property within Lake Park. They have devalued
all of our property for decades and I have spoken to several who have said that a bank
will not even approve loans for property purchased within the Park. That is causing
financial damages to everyone of us owners. These things I have stated are true to the
best of my ability and knowledge to this point. **15**
16
17
18
19

We are meeting with owners on a regular basis to discuss the options. Please
contact us sooner then later as we need to act quickly. **20**

Please call myself, Sarai David, or Anna Jackson to discuss details. See contact
information below.

Thank you,



Sarai David (Property Owner)

Sarai- 931-337-2770 sarindipity2009@gmail.com

Anna Jackson- 423-333-4841

ANSWERS TO S. DAVID LETTER TO POA

Prepared by

Joni Lynn Toms,

Secretary LPRI

1. Dated one day prior to the scheduled June 11th Members Meeting, where members were redirected with premade signs from the usual meeting place to Sarai David's yard.
2. "We" infers she has been here for years – it's been three for her, not even long enough to have seen the prior Board of Directors President in action before his death in March 2022.
3. Slander – no funds have ever been mishandled. The account rarely has more than a few hundred dollars balance.
4. We don't request dues; it is written into every property title within the park that annual membership dues are to be paid by September 15th each year. Here, she acknowledges that dues are what keep the park afloat and without them, the park fell into disrepair. Things were no different 20 years ago than they are now; refusal to pay membership dues has been a stumbling block since 1972.
5. Conjecture – The president has no effect on whether an owner leaves the park or sells their property. As a matter of fact, she has strong ties to many of the original owner-members who have attested to the fact that these same people involved in litigation are the very same ones who have NEVER paid annual dues, sell properties under the table to avoid paying dues, and harass the general membership as a whole with petitions, and liens, and letters such as this.
6. There was never a "request" for anything, just threats and blackmail to each of the five board members who are local. This letter was not sent to ANY board members or owners who are friendly with the board. The bylaws state the members in good standing may nominate any member in good standing for any vacant or expiring office. The board acts as a checks and balance entity, ensuring that unqualified members are not elected to office, which could have devastating effects on the park as a whole.
7. Slander – There has been no valid proof presented that any one officer or the entire board are guilty of corrupt management.
8. Bylaws must be updated occasionally in order to remain current with the times.
9. This is purposely misleading – Members in good standing may vote on park issues directly, but they must first be current on their dues, attendance, and follow the established Rules of Order.
10. The members in good standing may nominate other members in good standing for board offices. These same names are taken to a board meeting where as a quorum they select a name from the nominees or choose another member altogether. The board is not obligated to choose from the members' list of nominees.
11. The board has been made aware of what roads need repairs by the member body. These were issues to be discussed with the member body at the June 11th meeting that had to be cancelled.
12. No one has used equipment, expensive or not, on the Lake Park roads. Mr. Hendrix has a grader of some sort that he has purchased recently. It is never used anywhere in the park except the main entrance from the blacktop to his property. There are no other houses in between, just

two secondary roads, Layne and Burchett, which are left out as well. There are board officers living on these two roads, and have had their turn-offs buried by him to the point of total blockade.

13. Drama much? There is no one endangered by the ruts in the roads or the lack of gravel unless their children are being allowed to play in the roads: No wrecks, no accidents, no hospitalizations, no hit and runs, no destruction of private properties, etc. can be attributed to the road conditions.
14. Sarai knows this to be false as SHE contacted the USPS Safety Manager herself to complain which in turn led to an USPS mail stoppage, regardless of the fact that I had been conversing with the local postmaster since April 2022. The decision-making was effectively removed from the postmaster as he answers to the safety manager.
15. Where is this compensatory bribery supposed to be coming from? She has promised a big payout to many, many people she has contacted. This leads me to believe her goal is to gain access to the LPRI assets and cash them in for personal gain.
16. Assumption – Since March, 2022 there have been ~~33~~ properties sold within Lake Park.
17. Quite the contrary, in 2022, we ALL received property tax increases from the county. We receive offers daily from out-of-state land developers to purchase all or part of Lake Park. We choose to remain as we are, small and locally run.
18. I have a banking background and know this to be a false statement. The bank does not make that decision based on "bad roads." Lenders deny applicants based on their creditworthiness, otherwise they could be sued.
19. Using this disclaimer as a way of bolstering her lies without presenting any valid evidence.
20. This is an