

Lennar: Updated December 8, 2023 notes for March 12, 2024 GLU1 Annual Meeting:

Feb 28, 2024 Lennar is looking into my request to initiate the legal process to execute a permanent ingress/egress easement. The entire North Side of Lakeview Drive is landlocked. Lennar and the POA have no access to maintain the common area. Lennar needs to request Glenlakes Golf Club agree to an easement.

Feb 27, 2024 Lennar has agreed to fix Aberdeen sidewalks and ground by pond, by mid-March.

Jan 19, 2024 per Foley City Engineer Chad Christian to Sara Filley: the Mayor asked me to assure you that we are aware of the PC comment relative to these two lots (151 & 152) on Carnoustie. Staff will withhold Final Plat signature and/or Building Permits for these two lots until the orientation issue is resolved. They do have a Land Disturbance Permit to build infrastructure for Phase IV in the interim.

Lennar Phase 4 Update

December 8, 2023

I requested Lennar provide a Press release for Phase 4. I will forward it if I receive one.

I will provide the information I have today. As with every builder, this is subject to change.

This week Lennar added a temporary entrance on Albatross to Phase 4.

I expect Lennar to harvest the large trees first and then clear the remaining trees and prepare the land for the streets and install utilities.

A few months ago the anticipation from Lennar was that the first new home construction would begin November of 24. Lennar told me they expect to be selling homes Winter/Spring 2025.

Lennar has stated they will be selling the exact same floorplans as Phase 3.
1815, 1846, 1911, 2033, 2117

Lennar plans to redecorate the model home.

Lennar owns and is responsible for the common areas in Phase 3/4, until 75% of 235 homes or 176 homes are sold.

Phase 3 has 112 homes sold, and Phase 4 has 116 homes yet to be built.

Once we pass the 75% sold threshold, Lennar will turn the common areas over to GLU1 POA, per the Agreement signed in 2018. Maintenance, insurance, and utilities will then become the responsibility of the POA.

One Construction Entrance will be from CR 12 to Albatross drive.

Once the homes are built, there will be Three entrances to the Phase 4.
One from Albatross Drive, and Two from Carnoustie Drive.

Lennar also has three new projects in the Foley area. Greenbriar single-family homes and Aberdeen townhomes, appear to have the streets and infrastructure in place.
The third is called Grasslands, currently moving dirt, retention ponds, and installing utilities.

Respectfully, Sara Filley

Glenlakes Unit 1 POA Board President