

CHATEAUX SUR MER IMPROVEMENT ASSOCIATION, INC.

**P.O. Box 1292
Sanibel, FL 33957**

December 23, 2017

Jason R. Maughan, Esq.
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1101 Periwinkle Way, Suite 103
Sanibel, FL 33957

**Roadway Special Assessment
4648 Rue Belle Mer, Sanibel, FL**

Dear Mr. Maughan:

I reply to your letter of December 21 reporting the decision of the Riley family not to pay the \$3,900 per lot special assessment to finance the roadways of Chateaux Sur Mer ("CSM").

The Rileys, like the rest of us, live within a city, state and nation that respect the rights of individuals, but require all individuals to share fairly the costs of basic community services (government, police, fire, sanitation, education, public works/roadways, etc.). In April, the CSM community voted overwhelmingly to pave the roads that we all rely upon. Among the minority, there were some (both signatories and non-signatories to the CSM covenants) who strongly opposed paving. Yet, when a clear consensus of the community voted to pave after extensive study and discussion, **every CSM owner other than the Rileys, whether or not a signatory to the CSM covenants, paid the special assessment.**

Roads do not maintain themselves. Maintaining a roadway system requires a plan of operation and money. Paving roads requires a substantial initial capital expenditure, but greatly reduces ongoing maintenance when compared to unpaved roads. When roadways serve an entire community, it is obviously impossible to require a 100% consensus on essential service decisions. Alone among all CSM residents, the Rileys appear to feel that they can simply opt out of supporting the roadways that they and all of us require and rely on.

The Board recognizes that CSM residents fairly hold differing opinions on the pros and cons of paving. That said, the Board also strongly believes that all

residents have an obligation to abide by the decision of the community as a whole, democratically reached after an open and exhaustive process that looked at multiple considerations, including those cited in your letter as held by the Rileys. By their payments, every CSM owner other than the Rileys has recognized that obligation as a community resident and road user (whether or not a covenant signatory). We urge the Rileys to reconsider their position and join with their neighbors.

In keeping with its commitment to transparency, the Board intends to post your letter and this reply to the CSM Website.

Yours respectfully,

John M. Allen, Jr.
On Behalf of the Association Board
of Directors

**VIA Email: jrm@sanibellaw.com
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