

February 28, 2023 **Resolution #1**

Moved by: Estelle Reder

Seconded by: Leo Desmarais

Full-Time Resident

Premise

The intent of the founders was that this park be operated as a Resort Park for Winter Texans, as noted in its name. It was set up on cooperative (shareholders) principles, mainly to ensure that the same benefits applied to all, that no one benefits to the detriment of others, and that no one has any advantage of any kind over the others, for the good and benefit of all.

Purpose of this Motion

To update the previous Permanent Resident Lease Fee Policy dated June 22, 2022.

To encourage vibrant Winter Texans to make Pine to Palm their primary winter resort, Pine to Palm will set a minimum unit ratio of 95% Winter Season (354 units) and a maximum 5% Summer Season (19 units). Presently, there are 348 Winter Season units (93%) and 25 Summer Season units (7%) which is 2% over the desired ratio.

To recognize that throughout the Rio Grande Valley and through out North America, seniors are experiencing major rental cost increases which makes our park a target for cheap annual rent.

To standardize and regulate the Summer Season residences (May 1st to September 30th) lease fees closer to current housing rent market.

Scope

The Pine to Palm Resort Park Mission Statement articulates the vision of the founding shareholders - Pine to Palm Resort Park is a shareholder owned Residential Park for 55+ individuals that provides a safe, secure, and healthy environment primarily for winter season residents to pursue interests of their choice in an active and affordable community in Weslaco, Texas.

The winter season is defined as:

the 7-month period from October 1st to April 30th.

The summer season is defined as:

the 5-month period from May 1st to September 30th.

For the purpose of this policy, a Full-Time Resident is defined as a Shareholder named in a Lot Lease Agreement whose address of record is Pine to Palm Resort Park or close proximity or who is deemed to be residing in the Resort Park more than 7 months on a cumulative basis.

Full Time residents enjoy the benefits of common costs in greater proportion than winter season residents – for example – water, recreational facilities, maintenance, garbage and recycling services. In general terms, Winter Season residents return home to a much higher cost of living compared to Pine to Palm’s reasonable low winter rates. The 2023 average Fair Market Rent for a 2-bedroom in Texas ranges from \$826 to \$1,626 per month (www.huduser.gov). Use of park amenities is valued at approximately \$10/day or \$300 per month. Other parks charge much higher monthly rent than Pine to Palm Resort Park.

Policy

1. Effective immediately, all full-time residents will be charged Winter & Summer Season fees, subject to review and revision annually by the Mantex Holding Company, Inc., as follows:

**Winter Season (October 1st to April 30th) – As per approved Park Fees
Summer Season (May 1st to September 30th) - \$2,400 Flat Fee.**

2. Apply a Park minimum unit ratio of 95% Winter Season (354 units) and a maximum unit ratio of 5% Summer Season (19 units).

The Park Manager will maintain a current listing of Winter and Summer Season units to ensure the unit ratio policy is adhered to. Requests for additional Summer Season units will be denied until the desired park ratio is attained. Sold units will be removed from the listing. The Park Manager will maintain a waiting list of Shareholder’s requesting a Summer Season.

Mantex Board’s Comments: In Favor of the Resolution. The Board retains full authority for establishing Seasonal Park Fees and application of policy. The indicated Winter Fees will be reviewed by the Board prior to implementation.