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From: "Dustin Frederick" <dustin@local519.org>
Date: Friday, May 17, 2013 1:57 PM
To: "Bob Wilbur" <bbwilbur@broadstripe.net>; "Gwyn Staton" <gwynstaton1@msn.com>; "Suzy Palmer" <suzyalmer1@me.com>; "Ed Delahanty" <whshed@live.com>
Attach: Pool mailer.docx
Subject: FW: Final mailer?

All---here is the last version---it may not be perfect ---but it needs to go out.

From: Bob Wilbur [mailto:bbwilbur@broadstripe.net]
Sent: Friday, May 17, 2013 8:58 AM
To: Gwyn Staton; Dustin Frederick; Elsa Palmer; whshed@live.com
Subject: Final mailer?

Hi all,

Gwyn and I have worked hard on this. The latest (hope last) version, attached, blends in Gwyn's version below. I took out some verbiage to shorten it, modified some portions that seemed to put us on thin ice (the absolutes where there actually are uncertainties), and finally I modified some of the language to make it feel nonthreatening and/or persuasively objective versus a salesman pitch, which I think would not sell to the more reasoned fence-sitters we are needing to reach.

Thinking we needed some sort of name, I added *We are: Admirals Cove Folks For Pool Time*, but whatever is fine with me.

From: [Gwyn Staton](#)
Sent: Friday, May 17, 2013 12:44 AM
To: [Bob Wilbur](#) ; [Dustin Frederick](#) ; [Elsa Palmer](#) ; [whshed@live.com](#)
Subject: PLEASE PRINT OUT EDIT FONTS TO MAKE IT MORE IMPACTFUL AND IT MUST GO OUT ITS ALREADY TOO LATE!

Gwyn Staton
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From: bbwilbur@broadstripe.net
 To: gwynstaton1@msn.com; dustin@local519.org; suzypalmer1@me.com
 Subject: Re: all different approaches we need to shoten it i had done that on your version and it was not sent back to me please integrate and see what else we can cut
 Date: Thu, 16 May 2013 22:07:22 -0700

Oops, sorry all but the other stuff was separated stuff by a page that I forgot was there so aside from Gwyn's addition in red that is all I intended. As for Gwyn's suggestion, I think it is wrapped in and not needed but we can include paraphrased as another "yes."

From: [Gwyn Staton](#)

Sent: Thursday, May 16, 2013 8:01 PM

To: [Bob Wilbur](#)

Subject: all different approaches we need to shoten it i had done that on your version and it was not sent back to me please integrate and see what else we can cut

Coming to a close is our pool's many yesterdays and beginning a new future tomorrow is our pool's 21st century do-over. The ballot and Q & A is out, so now it's your turn to make a decision and to weigh the pros and cons.

Vote "YES" on the Pool. Here's Why...

Yes: Our historical pool is a wonderful venue for us to gather on a warm summer day, but also promotes a positive community image by allowing us to host youth swim lessons, pool weddings, and opportunities for other islanders to be members. And the more they join us poolside, the more they will help to pay the costs.

Yes: The pool is why so many of us bought property here. It is an institution that returns far more to us and to our quality of life and our property value than it costs us. And we can continue to nurture it forward for less than **ONE \$1 dollar a day**. That's a BARGAIN!

Yes: It does buoy up our property values, SIGNIFICANTLY. Real estate agents know that the pool is a big plus in countering the jet noise. True story: A 3+ million real estate deal on the other side of the island, ready to close after a year of negotiation, just evaporated due to what? That's right...jet noise that the buyer just witnessed for the first time last week. The pool has been keeping our AC values barely ballpark competitive; salt grass instead of a pool isn't going to do it.

Yes: Many of us want to swim later on those long sunset summer evenings, while others want a hot tub overlooking the sound available year-round in winter's cold-day/night blows. AND, maybe some exercise equipment. That and more we can have if you support the pool with your vote. How? The current tab includes a 30% contingency for unexpected contractor costs. That healthy excess will be applied to these sorts of great enhancements that we decide upon.

Yes: If you vote "no" for the pool, you will be trading it, and \$200 or more, for grass and pebbles FOREVER. You will still have a barely used basketball court, two hardly ever

used horseshoe pits, a never used volleyball (duck poop) court, a nice little playground for the tots, and an octagonal room to pay to heat so you can reexamine the historical pictures on the wall and go to Board meetings related to managing nothing but cutting the grass...unless maybe you want to ante up \$1000 each for a tennis court.

Yes: The pool financing option needs to be resolved, scary, that we could lose... what the shelter and unused horseshoe pits? Default is not going to happen. Too many advocates, but what if? Then it will be sold at a steal, all fixed up, to some group who will market it to us, albeit with higher user fees to secure their tidy profit. But the pool would still be there, the best pool on the island.

Yes: If you want to pay the full assessment now you can do that. If you do not, you need not. You can finance it with ACBC or ACBC can finance the entire project with the bank (or private financing). If you sell your property, the remaining portion of the assessment would be passed on to the buyer as their dues. It will not be required to be a one time payment. The money to rehab the pool will be financed by the Club, by the bank, or by other members who pay in full. There will not be a requirement of payment in full unless you so choose, so please do not be alarmed by the inflated ballot numbers. Those were used to guarantee we could get the job done in a top notch fashion so we can add workout facilities and game room activities and make a real community center.

A PLEA

Look to the future

We were caretakers of this asset, the pool and pool building and we failed to preserve it. How can we justify to our children and grandchildren that we failed to preserve an asset that cannot be replaced; that can NEVER be recreated. It was filled in with sand and rocks and all the money spent to build the new fence, and the tens of thousands in plumbing and heaters and electrical over the past two years are just thrown away.

The future is in our hands. We must think of our descendents and their future as well as our own, knowing no one will be forced to pay more than they can afford to keep this asset.

Yes: Unfortunately, a “no” vote could become another legal brouhaha costing each of us more dollars. While the Board has resolved many questions, significant legal questions do remain over whether a viable pool needing just simple straightforward repairs for neglected maintenance issues and new 21st century ADA requirements can be decommissioned with a simple majority vote. It may just be that our founding documents, because they specifically speak to “maintaining a pool,” will require 2/3 of our votes to alter, and anyone telling you otherwise is just blowing wacky-weed smoke. Only the judge can resolve that. So, it might be cheaper in the long run not to be asking the judge.

Yes: Well, time to decide: Curtain 1: an investment in the future, or Curtain 2: expensive grass and pebbles.