

January 26, 2023

Mulberry Co-Owners:

I wish to bring you up to date on recent developments regarding our road project.

At the last annual meeting co-owners insisted the board go forward with the project and deal with the 100-year flood requirement of Oakland County and Bloomfield Township. Since that time the Board and the SME engineers have been diligently working on this point.

A survey was taken of the water runoff potential of our property and the ability to build a proper retention system. SME proposed a concept of construction of an underground storage system to deal with the runoff as required. A copy of the most recent relevant drawing is below. Remember, this is only the concept that needs to be finalized with additional details to be provided.

The proposed solution involves the construction of a pipe retention system under the clubhouse parking lot, the drive in front of the clubhouse, and on the north side of our property. It involves the underground installation of eight-foot, six-foot, and five-foot diameter concrete piping in the respective places. It will also require a filtration system with maintenance and inspection facilities. This all will be buried underground with parking and roadways on top of it. All of this is required regardless of the size or scope of the project.

The Board has asked SME to finalize the concept in the next 30 days. After that, the plan will need to be submitted to the Oakland County Water Resources Commission for its approval. After that, the plan will be submitted to Bloomfield Township for its approval. It is our hope that each of these steps will be completed in 30 to 60 days of submission. Also know that the project will require a public hearing by the Township's Design Review Board with notice and opportunity for comment by our neighbors. Once the approvals are obtained, we can go out for bids on the project and arrange financing. We will deal with the specifics of carport replacement when all approvals are obtained.

Know that no one is happy with the condition of our roadways and carports. Neither is anyone happy with the extensive requirements of Oakland County and Bloomfield Township. We are all impatient. The Board and the SME engineers are diligently working on the project and aware of everyone's concerns.

Also know that the Board is concerned with the cost of the project considering the 100-year flood requirements. Once the design is finalized, we will attempt to get a preliminary estimate of its costs and report that to you. As of December 31, 2022 the Association had about \$700,000 in reserves for the road project. At the Board's February meeting it will consider an additional annual road assessment as we have done in the past.

