

From: Phyllis L. Berg
Sent: Wednesday, March 6, 2013 7:08 AM
To: Phyllis Berg
Subject: The Links Golf Course

To Fairway Oaks residents

I am inviting you all to our HOA meeting March 12 at 7 PM at the Club House to listen to Matt Lowman, owner of The Links Golf Course. He has some important decisions to make & has asked all Golf Course communities to become involved to continue being a Golf Course Community. He will be our guest speaker where you will be able to ask questions & become well informed. He has some interesting propositions that can benefit all communities & residents where we would all work together. The final choice will be our residents vote & not a board vote. That is why I am asking for you to attend. We will not be voting at the meeting. This is very important to each resident!
Phyllis Berg President

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From: Phyllis L. Berg
Sent: Thursday, March 21, 2013 8:15 AM
To: Phyllis Berg
Subject: HOA March 13 2013 newsletterNewsletter

To All Fairway Oaks Residents

Think I will open with the proposal that Mr. Lowman, owner of Links, spoke to us about. as I am sure you are all curious. So much to tell you & hope I explain it so all understand it. We had a very successful meeting with Matt Lowman, owner of The Links, at our March meeting. He wanted to discuss a business proposition to us that would upgrade our Community & The Links. Many Golf courses, in the US, as well as local Golf Courses, such as Heritage Pines, Timber Pines, & Seven Springs are already working together with their Golf Course to benefit Golf Course & Community. This only enhances the value of homes in the Community. Mr. Lowman spoke how he wanted to work with us but offered more than all other Golf Course owners have to us. It came across as a win-win situation. At the meeting we had a very positive feed back from all residents attending & we had a large group who showed.

Mr. Lowman has owned The Links for 11 yrs & has really upgraded it in that time, However with the economy being down, most Golf Courses are in trouble. Mr. Lowman explained he can maintain the Golf Course but wants Community to be involved in UPGRADING the The Links as it will also upgrade your homes & Community. This is what he proposes

ALL homes on the Golf Course will pay a fee of \$200 per yr in exchange for two Club Memberships valued at \$200 each equaling a total of \$400 value to resident.
ALL homes NOT on Golf Course will pay \$100 per yr & receive one Club Membership valued at \$200.

These Memberships can be used by residents, given away as gifts, or to let your guests use them or even for you to SELL. This is a win-win situation. No other Golf Club owner has offered such a return to residents. This would be for a period of 5 yrs & all monies would be held by the HOA in escrow & given to Mr. Lowman only for Capital Improvements & when work is done.

It is estimated that it will cost Matt \$450000 just to update & put new Greens in. \$250000 for new Cart trails, \$60000 for two toilets for men & for women with a shelter attached. With the other Golf Club Communities involved this could be done over a period of 5 yrs & add a great value to our properties as well.

I asked for a show of hands on how residents felt about this. This was not a vote but just a feed back. I got almost all hands raised. I must tell you I was so proud of all residents at the meeting. ALL were polite & caring & asked good questions. I Thanked them all for their positive Community Spirit. It was so refreshing & so nice to see. I was truly proud of Fairway residents conduct at meeting. No one interrupted or was rude.

I must tell you as Mr. Lowman told our residents at meeting, The Estates & Masters board voted NO! They did not ask Mr. Lowman to appear, nor did they bring this before the residents. ME??? I would be livid if The Links went down as Timber Oaks did & I found out later the board never gave me a chance to vote! I am sure they will have to bring this to residents after they hear I brought it before you. The Estates have more to lose than we do, but our residents saw much was in our favor & was looking at the community & our future. I have always said "I will tell you everything, the good, the bad & the ugly" You deserve to know! No board should make a decision alone that effects residents & their property values. Below is a Thank you from Mr Lowman

Dear Phyllis,

Thank you very much for permitting me to discuss my proposal at your recent Board meeting. It was great to hear the positive comments from those present and to see that they have an understanding of the situation that we face at the golf course. The support shown by your Association certainly helps me go forward with my program to the other Associations. Our meetings, with your leadership and some of the ideas you brought up in tweaking the original proposal regarding the use of the memberships, definitely makes it much better for all residents. Again, many thanks to your Board and Association for allowing me to explain the importance of working together, not only for the golf course, but for the benefit of the residents and protecting their home values. Sincerely, Matt Lowman

April 22, 2019

Closing of The Links Golf Club effective June 10, 2019

In 2001, my wife Beverly and I made the decision to purchase The Links Golf Club. This was not an easy decision due to the poor condition of the course, the investment that was required and the uncertainty of the golf business overall. With an excellent maintenance staff and a large investment, we were successful in building the course into an integral part of Beacon Woods East and Pasco county as a whole. Over the years, we continued offering affordable golf while simultaneously providing a quality course experience. We were not, however, able to complete many of the major capital improvements that were essential to the longevity of the course. In order to sustain and protect the course's longevity, many capital improvements were needed, i.e. greens renovations, t-box renovations, cart paths, pump station, maintenance equipment and other miscellaneous capital. We knew that this situation had to be addressed.

In my letter dated March 2013, we developed a proposal to obtain assistance from the Beacon Woods East community by approving a nominal fee of \$100 a year, per home. In return, each homeowner would receive a golf membership which included discounted green fees. The homeowner's membership would assist the club by completing many of the necessary capital improvements needed to ensure the life of the golf course. The membership would directly preserve not only the integrity of the community, but the values of the surrounding homes as well. The proposal did receive support from Fairway Oaks and various individuals and groups, but was not approved by the Master Association. We have received no assistance, or any further consideration.

We have worked hard the last few years to deal with this inevitable problem hoping that the Links would continue to be an important part of the community. However, due to the financial considerations, and the lack of homeowner associations support, we have not been able to make it work. As a result, we have reluctantly made the difficult decision to close down the course, pro shop, restaurant, driving range, and all other related facilities as of June 10, 2019.

What's in store for the property is not known at this time. Homeowners and the Association will be kept aware of any changes or conditions that affect the property.

Since buying Beacon Woods Golf Course a few years ago, we have made considerable improvements which provide an enjoyable and playable layout. I hope the dedicated players at the Links will take advantage of our excellent course at Beacon Woods. Our pro shop staff will work with you and your groups to secure tee times. We look forward to all groups and individuals joining us at Beacon Woods.

Sincerely,



Matt Lowman

SUNCOAST NEWS

PASCO NORTH



K9 has nose for forens

Four-legged officer of his kind to join Sheriff's Office for Page 10

Volume 63, No. 24

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NICK STUBBS

Mathew Lowman and his wife, Beverly, look out over the Links golf course in Hudson on June 10, the day the course closed after six years of trying to gain community support to keep the golf club open.

The Final Round

Links Golf Club in Hudson closes; owners cite lack of support from public, community

By NICK STUBBS
Suncoast News correspondent

HUDSON — When Matthew Lowman and his wife, Beverly, bought the troubled Links Golf Club in 2001, the only thing higher than the weeds was the club's debt. With not enough revenue to keep the Hudson course open, it looks like it's back to weeds for the Links.

The course closed June 10 after Lowman was unable to convince the homeowners associations for the

neighborhoods that share the course to help support it with fees levied on homeowners for club membership.

The course was public, and anyone was allowed to be a member, which entitled them to discounts on carts and play for \$100 annually. There just were not enough paying members to keep the course opened, said Lowman.

The problem is everywhere, he said. Golf has fallen out of favor in recent years, something he began to notice

See LINKS, page 4



Rosemary Reimer, a resident, walks near the driving range June 10, the day the Links Golf Club closed its doors. She said her husband used the course regularly and she's been in tears over its closing.

Photos by NICK STUBBS

LINKS, from page 1

in 2010.

"Millennials don't play golf," he said, adding there are "too many other things for them to do." He noted the previous generation of golfers is aging and dropping out of playing, and youngsters are opting for activities sparked by new technology.

Lowman also owned the nearby Beacon Woods Golf Club in the subdivision of the same name on the northeast of the intersection of U.S. 19 and S.R. 52. The club there is doing fine, and he's moving as many of his 30 employees there as he can.

"Of course, we can't take them all," he lamented. "We're doing what we can."

As he spoke, his Links employees — the groundskeepers, maintenance crew, pro shop and snack bar workers — were teeing off for a farewell round of golf on the course. They laughed and seemed to be enjoying the get-together, but there is no mistaking the sadness in the air.

An elderly resident who lives in the golf community wandered into the snack bar, walked up to Lowman and asked what the final resolution on the course was.

"We're closed as of today," he said.

"Oh," Rosemary Reimer said. "I was wondering; I've been in tears all night."

"We know," said Lowman. "So have we."

The big question now is what will become of the golf club land. Communities closing golf courses has been a common occurrence over the past decade. The course at nearby Timber Oaks closed a few years ago and was turned into a park and green space for residents with the help of Pasco County. The Gulf Harbors course, along with courses at Magnolia Valley and Quail Hollow, have closed in



As of June 10, this sign was no longer valid, as the Links has ceased operations.

recent years.

Lowman said he's not thinking about what will become of the Links now, though it's possible that like elsewhere, a developer could buy the land to build homes.

"I'm not ruling that out," he said. "Right now our main concern is the employees and making this transition."

One thing Lowman said he does know, is that a defunct golf course in the middle of a community will likely drive home values down.

Lowman said many of his regular golfers will be playing more at the Beacon Woods course, which is open seven days, from daylight to 5 p.m. He asks anyone who enjoyed playing at the Links to follow him and his personnel to Beacon Woods, which he said has an excellent course

that offers the same \$100 annual membership package available at the Links.

Lowman isn't holding out much hope, but he hints that it isn't too late for the Links to be saved.

"Maybe when the grass gets overgrown," he said. "Who knows," suggesting that the communities may come together with a rescue plan.

John Cybart, president of the Estates of Beacon Woods HOA, the primary community around the course, did not return phone messages seeking comment on the Links closure by deadline.

Lowman said the most supportive community sharing the Links was Fairway Oaks.

"Those people (Fairway Oaks residents) were very positive, but everybody needed to be on board," said Lowman.

July 1, 2019

Proposal to reopen The Links Golf Club

Background:

Following the closing of The Links Golf Club, a number of golfers, homeowners, and other interested parties asked if there was any way the course could be reopened. My answer was, and still is yes. However, certain agreements and conditions would be required to reopen the golf course.

A closed golf course impacts the homeowners because property values will decrease. Over the recent years, there have been numerous examples of how an abandoned golf course lowers home values in a neighborhood.

In my closing letter dated April 22, 2019, I pointed out that numerous capital improvements were needed to maintain the course and that they could not be funded solely on the revenue from the golf club operations. This was not an easy decision. Over the years, maintaining the course had become less and less feasible as the list of capital improvements was not met. I indicated the need to replace greens, install cart paths, build restrooms, replace the pump station, and other capital projects that are in need. All these improvements were minimum requirements that are needed to keep the golf course open.

Proposal:

In 2013, I made a presentation to the homeowner's associations seeking support to resolve the issue knowing that the course needed capital improvements in order to survive. The capital requirements outlined in my proposal at that time are still necessary. Six additional years have passed without the ability to make any capital improvements. To move forward with any program for a possible reopening, I am offering a modified proposal along the same lines as in 2013 which would provide the necessary funds to support a reopening that benefits every homeowner:

1. All homes with golf course frontage pay a membership fee of \$400 per year or \$33.33 per month. In return, those home owners would receive two golf memberships valid at The Links and Beacon Woods Golf Clubs. (Memberships can be designated to an individual of your choice.)
2. All other homes located in Beacon Woods East and Fairway Oaks pay a membership fee of \$200 per year or \$16.67 per month and would receive one membership valid at The Links and Beacon Woods Golf Clubs. (Membership can be designated to an individual of your choice.)
3. All fees would be used for capital expenses only, which would directly improve the quality of the course. None of the funds would be used for payroll or other operating expenses.
4. All funds collected will be placed in an escrow account.

To reopen and maintain the club as a functioning golf course, funds must be available as outlined above and on a continuing basis. Membership fees must include all residents of Beacon Woods East and Fairway Oaks. Any alternative proposal suggested by the homeowner associations for reopening the club would require funding that is equivalent to my proposal to meet the needs of the capital improvements.

Sincerely,



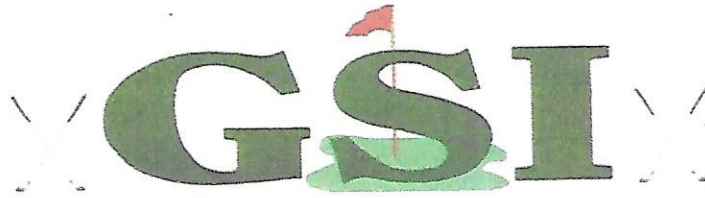
Matt Lowman



Year 3-10 "Small Capital"

Asset	Cost	Salvage Value	Depreciable Basis	Life	Yearly Depreciation
80 Club Car Golf Carts	\$ 319,817	\$ (88,000)	\$ 231,817	6	\$ 38,636
Toro Reelmaster 5510-D	72,854	(3,000)	69,854	4	17,464
2 Toro Greensmaster 3150-Q	72,429	(1,000)	71,429	4	17,857
Toro 5 Unit Transport Frame	52,101	(1,500)	50,601	4	12,650
Toro 26.5 HP Kohler 60" Deck	13,127	-	13,127	3	4,376
Toro Sand Pro 3040	20,535	-	20,535	3	6,845
Toro Multi Pro 1750	40,887	-	40,887	3	13,629
Toro Workman HDX	28,385	(1,000)	27,385	5	5,477
Tractor	35,000	(1,000)	34,000	10	3,400
Chain saw, blowers, etc.	1,500	-	1,500	2	750
	\$ 656,635	\$ (95,500)	\$ 561,135		\$ 121,084

annual cost



PO Box 895404

Leesburg, Fl. 34789

352-409-7193

rfholmesjr@aol.com

5/21/19

Mr. Todd Verbout
Links Golf Course
8706 Pavilion Drive
Hudson, Florida 34606

Re: Links Golf Course Renovation Proposal

Matt,

Please allow this proposal to serve as our best estimate for the scope of work outlined below, based on the measurements provided by you. GSI will provide all labor, material and equipment and disposal of concrete for the project.

Greens: Approximately 100,000 SqFt

- Strip off old sod
- Excavate 10" deep
- Install 10" 90/10 USGA Greens Mix
- Fumigate
- Plant 40 bushels Tift-dwarf per 1000 SqFt

100,000 SqFt @ \$4.94 per SqFt = \$494,444.44

Tees: Approximately 217,800 SqFt

- Roto-till
- Add 5" of old greens mix
- Roto-till again
- Laser-level 1% slope

- Plant 410 40 bushels per 1000 SqFt

217,800 SqFt @ \$1.10 per SqFt = \$239,580.00

Bunkers: Approximately 65,340 SqFt

- Removal of old sand
- Re-shape faces and bottom
- Install new 4" perforated drainage
- Install 4" Compacted G-Angle Bunker Sand
- Sod outside area with 419

65,340 SqFt @ \$2.78 per SqFt = \$181,645.20

Cart paths:

- Remove old cart path
- Dispose off site
- Re-grade
- Form and pour 3500 PSI fiber mesh Concrete 4" thick

21,435 SqFt x 8 Ft @ \$4.25 = \$728,790.00

Curbing:

- Form 6x6 Curb
- Pour 3500 PSI with Fiber mesh

3930 LF @ \$12.35 per LF = \$48,535.50

New Pump Station: \$325,000.00

Total Estimate: \$2,017,995.14

If you have any questions or concerns, please call me anytime.

Respectfully,

Bobby Holmes

Managing Member

Golf Sculptors International, LLC.



2101 Cantu Court, Sarasota FL 34232

300 Technology Park, Lake Mary FL 32746

7037-37 Commonwealth Avenue, Jacksonville, FL 32220

May 22, 2019

Quote #: Q-00019347

Todd Verbout, Superintendent
Links Golf Club of Hudson
8706 Pavilion Dr
Hudson, FL 34667

Bill To: 203099
THE LINKS GOLF CLUB
8706 PAVILION DRIVE
HUDSON, FL 34667

Ship To: 204469
THE LINKS GOLF CLUB
8706 PAVILION DRIVE
HUDSON, FL 34667-6500

All pricing is valid for thirty (30) days

Total Units	Qty	Model No	Description	Price Each	Extended Price	Requested Delivery/HOC
2	1	04358	Toro Greensmaster 3150-Q	34,359.36	\$68,718.72	_____
	3	04654	11 Blade Cutting Unit			
	1	04626	Narrow Wiehle Roller - Set of 3			
	1	04554	Light Kit			
1	1	03607	Toro Reelmaster 5510-D	68,317.54	\$68,317.54	_____
	5	03641	22" 11 Blade 7" FSR DPA Cutting Unit EdgeSeries			
	1	03408	7" Powered Rear Roller Brush (Set of 5)			
1	1	33455	Toro 5 Unit Transport Frame	49,143.60	\$49,143.60	_____
	1	33452	5 to 7 Unit Transport Frame Conversion Kit			
	7	01007	30" 7 Blade Cutting Unit			
	7	01304	16" Semi-Pneumatic Wheels, Low Profile - Pair			
1	1	74926	Toro 26.5 HP Kohler EFI w/ 60" TURBO FORCE Deck	12,381.92	\$12,381.92	_____
1	1	08703	Toro Sand Pro 3040	19,369.56	\$19,369.56	_____
	1	08714	Manual Blade (40")			
	1	08751	Tooth Rake			
	1	08740	LED Light Kit, Sand Pro			
1	1	41188	Toro Multi Pro 1750	38,565.66	\$38,565.66	_____
	1	41249	Foam Marker Kit - Multi Pro Sprayer			
	1	136-0457	Foam Marker Finish Kit, MP1750			
	11	120-0701	Red .4 GPM Air Induction Nozzle **PP			
	11	120-0703	Gray .6 GPM Air Induction Nozzle **PP			
	11	120-0705	Blue 1.0 GPM Air Induction Nozzle **PP			
1	1	07384	Toro Workman HDX	26,774.10	\$26,774.10	_____

Terms:	Net 30 Days
Equipment Total	\$ 283,271.10
State Sales Tax (6.00% + 1.00% County Surtax)	\$ 17,046.27
Total	\$ 300,317.37

Please indicate your acceptance of this quote as an order by signing below and returning via e-signature or via fax to Wesco Turf at 941.487.6889. Please include your preference for height of cut and requested delivery dates where applicable.

Check this box if you DO NOT want to receive a hard copy of the Parts Manual.

PDF version is also available online at <https://www.wescoturf.com/content/51-toro-manuals>

Signed: _____

Name: _____

Date: _____

The above quote meets or exceeds ANSI Safety Specification. Toro Commercial Equipment carries a two-year or 1500 hour warranty. Toro Consumer / Landscape Contractor Equipment carries a one-year limited warranty.

The preceding pricing is good for 30 days, not including Sales Tax, after which time new pricing would have to be submitted. Time of delivery may vary; please check when placing order. All payments are subject to state and local taxes.

Thank you for considering Wesco Turf, Inc. for your equipment needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Ron Bear

Commercial Golf Territory Manager - Sarasota
(727) 639-5255, ron.bear@wescoturf.com



PROPOSAL

Capital Purchase Proposal

Number of Cars	Type of Car	Capital Price Per Vehicle	Total Capital Purchase Price
80	2019 Precedent Electric Golf Cars	\$3,997.71	\$319,824.80

Club Car's funding source, Ingersoll Rand Financial Services, proposes to sell The Links Golf Club vehicles equipped as stated on the Equipment Detail Quotation pages. The purchase prices quoted herein and are subject to IRFS's normal credit approval.

The above quote is firm for 30 days and is based on today's current Precedent FLA vehicle prices. After 30 days should vehicle prices or interest rates fluctuate, this rate will be adjusted accordingly. The Links Golf Club will be required to submit credit information for credit approval. Any applicable state, local and property tax not included. Terms for this Capital Purchase will be Net 30 day terms.

No trade vehicles were considered in the proposed pricing. Upon Acceptance of the proposed agreement, delivery of the new equipment can commence between 4-6 weeks once all required paperwork has been submitted, signed and executed by all parties.

Customer: _____

Club Car/Dealer: _____

Title: _____

Title: _____

Date: _____

Date: _____