

RBC is a collection of hundreds of concerned Pelican Landing/Colony residents like yourself and has been the face representing our community before the Bonita Springs City Council. Our successful defeat of WCI's first request to rezone Raptor Bay to build four High Rise structures was a direct result of the testimony of land-use attorney Ralf Brookes, whose services were funded by RBC and our donors. We expect WCI to try to rezone again, for which we will need to pay Mr. Brookes again. And there is talk of WCI building four more towers on the former Weeks Fish Camp property.

While we have had some victories at governmental meetings in fighting this, it is far from over. In fact, it's really just begun. So, we have hired lawyers and professional land planners to do battle for our rights. Yes, we need to continue to raise money to pay for the lawyers and what lies ahead of us, both inside our community and outside of it.

In late February RBC's Attorneys, Goede, Adamczyk, DeBoest & Cross, PLLC, filed a lawsuit to prevent WCI from annexing (adding) more properties into the Pelican Landing Community Association (PLCA). After 60 days of consideration, WCI filed a motion to dismiss the case rather than answering the complaint directly. We are expecting a drawn out fight but believe we will be successful.

Based on communications from WCI CEO Keith Bass and with Paul Erhardt, WCI Vice President, it is obvious that WCI intends to follow through with the annexation of Raptor Bay and possibly other properties into the PLCA. The only thing stopping annexation of upwards of 1000 units is this lawsuit.

RBC's attorneys believe that the conditions to trigger turnover happened years ago. With that, WCI can no longer add property into our community. But we have to prove it in court

Beach Rights have always been the most important amenity with respect to PLCA property values. The Beach Park and other amenities belong to PLCA property owners and not WCI. If WCI is allowed to annex more property into the PLCA, those values may suffer.

Right now we are legally limited to 600 beach visitors at a time and 750 per day. These are numbers we share with the Hyatt Hotel and

Timeshares. Currently we have about 3200 doors in the PLCA so if WCI annexes 1000 more, one could reasonably expect the demand on the beach to go up by a third!

WCI tried to do a similar thing in 2001 by granting unlimited beach rights to the Hyatt Hotel. Concerned PLCA residents raised over \$300,000 to fight WCI and, through mediation, a favorable settlement was reached, limiting the Hyatt's beach usage and protecting PLCA owners' rights. This came along with a number of other favorable results including the construction of our Community Center. In addition, WCI paid some of the legal costs and approximately 2/3rds of the money collected was returned to the contributors from Pelican Landing.

HOW MUCH SHOULD YOU CONTRIBUTE?

So, yes, we need to raise money to pay for the lawyers and experts and what lies ahead of us. We have a strong case and are off to a very good start in fundraising.

Based on the 2001 experience, we feel we need a substantial war-chest to stop WCI from impacting our property values. RBC is asking the court to direct WCI to pay our legal costs. If successful, we will refund our contributors pro rata.

So consider this an investment in your home and please open your checkbook. In the next 45 days, we would like another 100 homeowners to contribute \$1000 and other concerned homeowners to contribute \$500 or another amount (larger or smaller) that you feel is appropriate to help protect the value of the substantial investment you have made in your home here in Pelican Landing.

WHY SHOULD YOU CONTRIBUTE?

The legal fight to maintain the viability of our community requires money and expertise. We have hired Richard DeBoest to represent us in this challenge but need your contributions to pay for it. Please send your check made out to "Goede, Adamczyk Trust Account" (with "RBC" on the memo line) to

Richard DeBoest, Esq
2030 McGregor Blvd
Ft. Myers, FL 33901

Please include your name, email and home address on a separate piece of paper.

All contributions will remain anonymous and any funds not used will be returned pro rata. Thank you for placing a value on your concern for our Pelican Landing Community and supporting RBC with your contribution..