

# DIGGS ROAD PROPERTY SALE INITIATIVE TIMELINE

**2/9/23**



## RESEARCH AND BOD VOTE

BOD voted to search for Legal Support to review association documents to see if we can sell the lot.

Research was done to price out the cost of a new pavilion per design/drawings provided by the former board.

**4/27/23**



## RESEARCH REVIEW

BOD to review the comprehensive memorandum provided by legal on the status of a marketable deed. NO General VOTE was conducted due to lack of attendance. Cost of rebuild reviewed with community members.

**5/18/23**



## BELLE GROVE ENGAGED

Belle Grove approached about the sale of the lot & amendment of language in the declaration clearing the specification of land usage.

**6/22/23**



## APPROVAL OF SALE-BELLE GROVE AND CAP

Delivery of legal counsel full discovery and news that Belle Grove has approved the public sale of the lot and will sign off on amended language to the declaration. General VOTE was conducted and a unanimous decision to approve the sale of the lot was given by community members.

**8/17/23**



## PROCESS DEFINED AND AMENDMENT

Amendment Letter finished and submitted to Belle Grove. Preliminary realtor interviews were scheduled for an assessment of land value. Process for listing for sale identified including a need to have land Perc'd during wet season.

**9/21/23**



## COMMITTEE FORMED AND GENERAL VOTE

Sale Committee was formed to collaborate on listing the property and approving a sales contract when received. General VOTE was conducted to approve spending funds of up to \$2K to complete any analysis required or additional information to be submitted for perc testing. A gift of \$450 was given to cover the cost of the Perc application only.

**10/19/23**



## LETTER SUBMISSION AND REALTOR/BUILDER ENGAGEMENT

Amendment Letter submitted by counsel to be officially recorded. The Realtor was selected and introduced to the sale committee. Multiple builder assessments were conducted of the property.

**11/16/23**



## LETTER RECORDED AND DUE DILIGENCE TO COMMUNITY

The amendment letter has been officially recorded and the deed is free and clear of any restrictions. Lot sale in holding pattern for perc season as well as pursuing a course of action to promote the sale of the lot within the community first. Engage with counsel to draft a For Sale Notice for the community.

**1/18/24**



## NOTICE PROVIDED TO COMMUNITY

For Sale Notice completed and communication was drafted to make community members aware of the sale.

**2/2/24**



**LETTER DISTRIBUTION**

Notice went out via Newsletter- delivered to mailboxes.

**2/20/24**



**LETTER POSTED**

Notice posted in the Facebook Group and Website. Notices posted on property and beach communication board as well.

**3/23/24**



**REALTOR HIRED AND OFFER RECEIVED**

Realtor was hired, and within 2 days a written offer was received. Contingent on perc and variances.

**3/25/24**



**BOARD MEETS TO VOTE**

BOD votes, unanimous vote to accept offer

**4/15/24**



**PERC TEST**

Perc test is passed