

Subject: Meeting with Lennar January 18, 2023

Following is an update from the Palm Greens Community Association, board of directors, regarding a meeting they had with Lennar on January 18, 2023:

We want to give you an update from the meeting on January 18th, it was a very informative meeting, and as we all can see there is a lot of activity around the lakes on the north side of the Lennar property. Land is being graded and rolled, streets are being carved out. Project progress is very visible.

The most significant news was that the PLAT has now been recorded with the county which puts into motion significant steps. A PLAT is a map that defines the lots for the entire development. With the PLAT recorded in a few weeks the county will identify the street addresses for each lot. This in turn kicks off the Lennar marketing team to begin their detailed plans to sell units. Lennar once again indicated that sales will begin via the internet first, then at a local Lennar development potentially Avalon Trails and then finally with model homes at Delray Trails. They now anticipate sales to open in March.

They are targeting March to attain the permit to begin building homes on the property to the north east side of Via Delray. They indicated under normal circumstances it takes 6 to 8 months to build the homes. This means there will be owners of Delray Trails residing in the community in the fall of 2023, Lennar will build out streets at a time, with the types of home determined by Lennar. In other words prospective buyers will be shown where the type of home they are interested in will be located. Pricing of units is still under review by Lennar.

In terms of the clubhouse a permit is now expected in the May/June time frame. The extensive engineering reviews are already in progress. Lennar indicated that not having a clubhouse complete when there are residents in the community is quite normal for the way their company develops communities. They indicated that they will be marketing a Lifestyle community that is centered around the clubhouse and would be doing extensive virtual displays of the new clubhouse and its amenities. Given the timing indicated in the paragraph above there will be residents living in Delray Trails for almost two years before the clubhouse is completed.

On the topic of the clubhouse, there seems to be a rumor in the community that the new clubhouse will be a shell with no furnishings. Per the information above and an email included at the end of this email Lennar will be furnishing the clubhouse. And per the information above, they will furnish it to attract potential owners putting down some significant money to live in Delray Trails.

Here's a couple of quick hitter items covered:

- When will the lake work on POD A be complete? - Targeting the end of January
- Will the lakes have fountains? - Some will but not all. All lakes are interconnected and flow into the Lake Worth Water system for flood control.
- Grass is high along Via Aurora - Grass to be cut in the next week or two.

The PGCA next meeting is February 8th.