



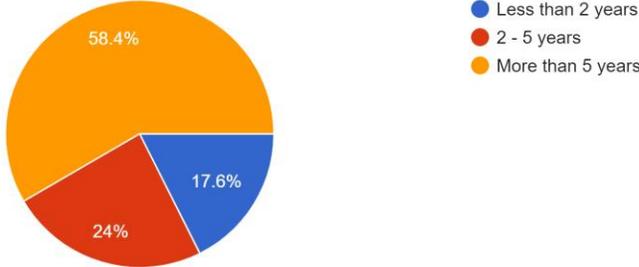
RBHOO SURVEY RESULTS

May 2022

Survey Charts

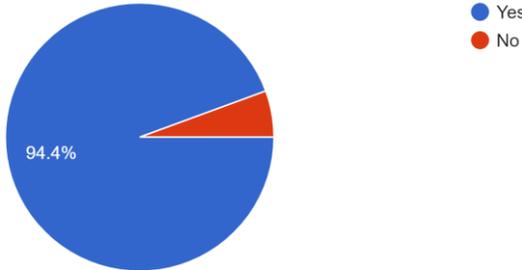
How long have you lived in Rarity Bay?

125 responses



Are you a 2022 RBHOO Member?

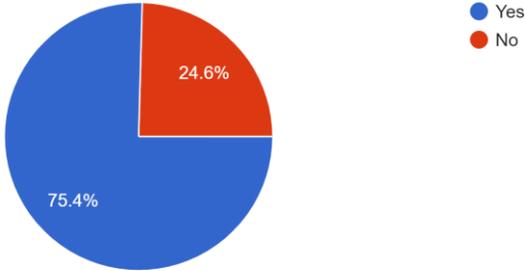
125 responses



Survey

Have you attended any of the RBHOO General Meetings?

118 responses



Do you feel the 2-hour meeting length is

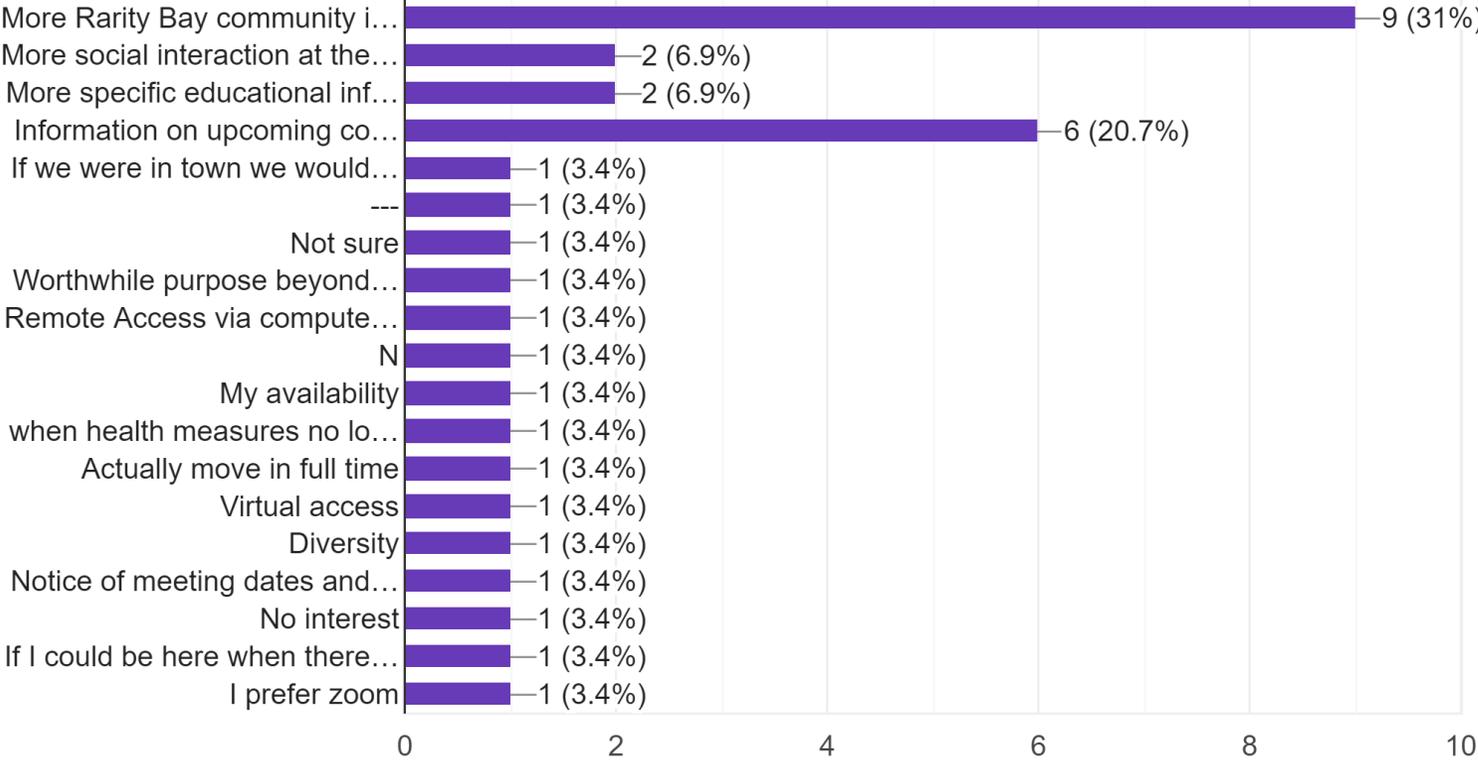
89 responses



Survey

What would encourage your attendance?

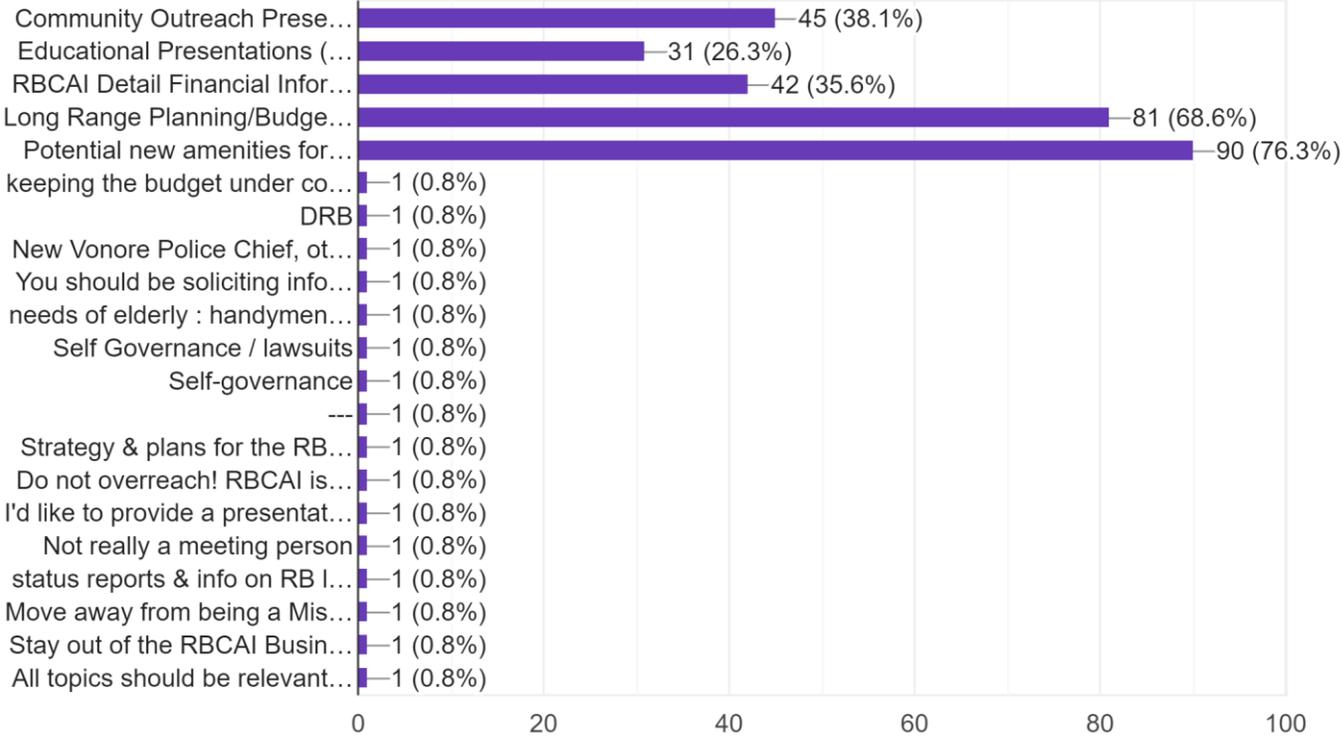
29 responses



Survey

Which of the following would you like more information on?

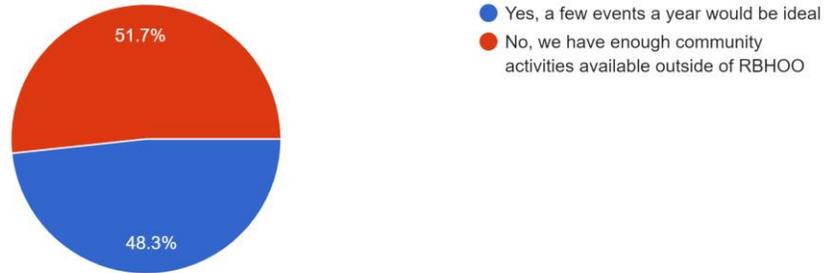
118 responses



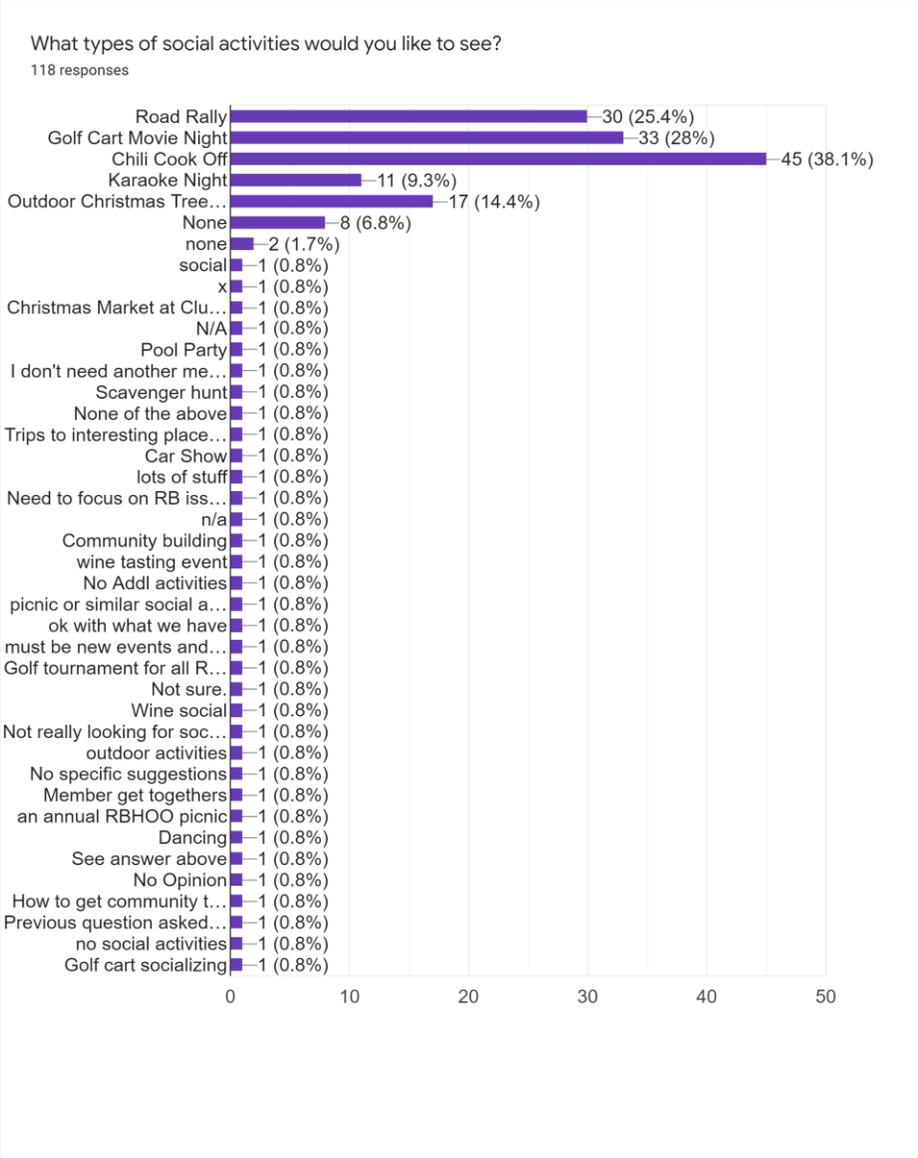
Survey

Would you like to see more social activities planned by RBHOO for the community?

118 responses



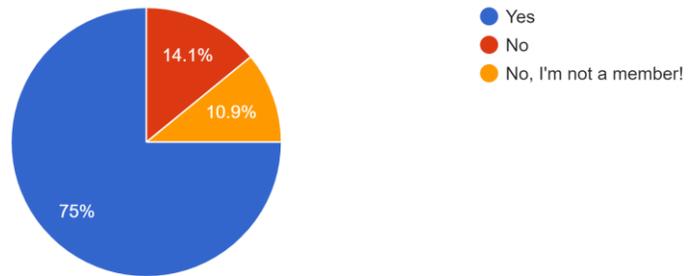
Survey



Survey

Do you plan to attend the Member Appreciation Picnic?

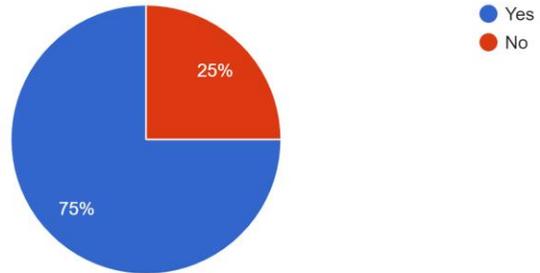
64 responses



Survey

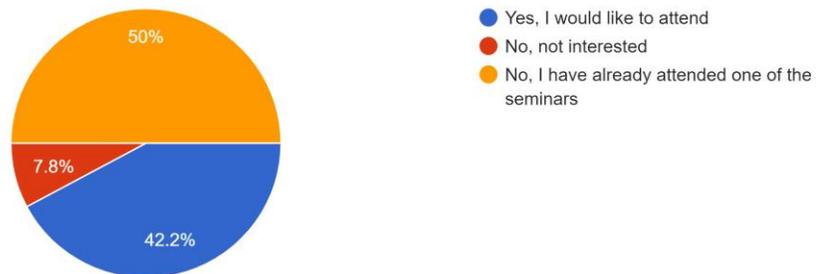
Do you support Self-Governance?

64 responses



Would you be interested in additional seminars/information on Self-Governance?

64 responses



Survey

No

What is it and why is it important to me?

Sooner the better!

I support self-governance but at the proper time. I believe we should wait until at least until the courts hear the current court cases involving Salem Pointe Capital and Rarity

Bay Partners. All of the emails being sent out by the self governance group I don't believe are helpful.

Now is the time. No need to wait. Let's forge ahead. Please communicate what is happening.

Perhaps when all the legal smoke clears, but definitely not at this time.

We the owners need control of the DRB

Not in favor at this time. Need all lawsuits settled first

Would like self-governance in the future - now is not the time

The sooner the better.

When the time is right.

IMO we are not grown to the extent necessary for self governance. Hated the tactics of those favoring self governance. They tore the community apart.

Stay out of this topic and let the RBCAI deal with it!

I cannot honestly answer the question about support until I hear an open discussion from both sides, not a bunch of spin.

Not the right time. In the future after all the legal issues have been resolved.

We have gone thru this process already in our Calif Assn and it is far better.

Need to get it done!!!

We need equal time discussions from both sides.

Don't appreciate the current divisive approach, not a major or that important an issue

Timing is not right for self governance at this time

This topic has caused a real divide in our Community. The Current Self Governance Committee is too aggressive in their pursuit. On one hand, Rarity Bay should be Self

Governed. On the other hand, the Current Declarant, I believe, has reasons why Self Governance is not in the best interest of the Community at this time.

Saying that, the current Declarant needs to come out publicly within the community and give the reasons why now is not the time or give, at least, a reasonable time frame on when is the right time for Self Governance.

Keep moving it forward

Bad timing

Survey

I need more information but the best I can see is that self-governance is the norm for communities such as ours. I believe only residents can truly have the best interests of the community at heart

I would like the board to keep me updated on the litigation court rulings. Since they are not perhaps you could create a list of members that want this information and send it out ONLY to the interested people

Needs to include Pro and Cons, administratively and financial impacts.

You are rushing it. I believe at this time it would cost the community large legal fees

Proponents of self governance have an agenda not in the best interest of the community and this is making the people that live here lose friendships. It's a stupid move by self serving individuals. Wrong time to do this.

Way past due!

This community should have self-Governance eventually. Not sure that now is the time.

We support self governance at the appropriate time. This is not the time.

We are NOT yet ready for self governance!!!

On due time

A very misleading question. Essentially 100% of the community is in favor of self governance. Be honest. It's about the timing of self governance

How would any pending lawsuits affect this?

Anxious to see your response on this question!

I answered yes - but not near term. Need all Law Suits be settled, the CAI Board needs to demonstrate they will represent all of RB, an approving vote by Residents/lot owners of required %, a 5 Year Financial Plan for Transition to include Risk Assessment and a mutually agreed transition plan with the Declarant (No I internal law suits between Board and Declarant)

Would give stability to Rarity Bay

The question above is not a yes/no answer. Timing is crucial. Now is not the time.

Survey

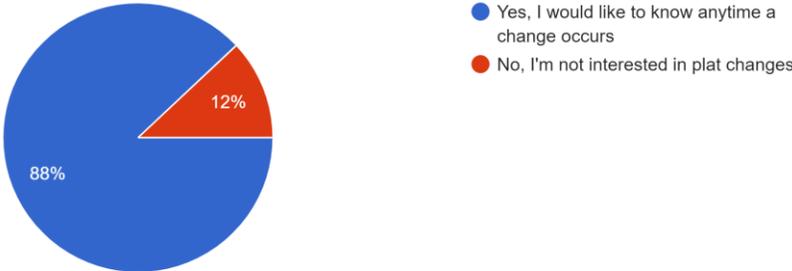
Would you like more information at meetings in regard to our governing documents (Charter, By-Laws, TN Law) and how they aid in management and governance of our community?

125 responses



Would you like to be informed by RBHOO on recent changes to the Rarity Bay plat?

125 responses



Survey

I have always believed, transparency is very important to earn everyone's trust

Stay out of the political arena

Community needs a tree trimming policy!

Monthly meetings is a bit much

I think we need consistent building standards in the community. Too many decisions by the RBCAI are subjective.

This survey is a great start! Picnic, check. You're already more "present" in the community than before. Let's see how this year goes, and maybe then I'll have time to think of another idea. Y'all have a great day. And thank you for serving.

Keep up the good work!

Make sure you stay neutral and distanced as much as possible from the CIA

Stay in your lane. The CAI has a primary function of managing the community.

Looks like you're on the right track, starting with this survey

Educate us more about the Self Governance Topic

Have the voice of the whole community. Stand up for us

Gradually replace the need for a CAI Board and RBHOO. As I recall, the original reason for RBHOO was to transition to a CAI-type organization.

Remember that the focus is on making our community a great place to spend the rest of our days. We don't want conflict or emotions. Give our community information about safety, home upkeep, ways to embrace the people and area where we live. Please stop the political agendas. It is why I haven't attended and I'm not talking about the Democrats and Republicans election.

Stop the self governing push

Continue to educate and bring the community together in one direction with common goals.
continue your good work

Publish minuets

Make it more informational and less political!

Be transparent

Make it more informational on educational topics.

Keep pushing out information on our community

Too soon as owners for us to comment

Create an incentive / improve draw to join RBHOO to seek 90% plus membership

Don't know yet

Be unbiased

Survey

Provide a definitive road map for timing/activities that lead to self governance. Change is hard, and many residents are in favor, but “not now”. Having a road map will alleviate fears (I think) that this process isn’t an over night event. Also, in regards to the RBCC...dialogue with RBCC owner about the financials required to “go private” would be very beneficial to all homeowners. Going private is not a trivial matter and should be of concern to ALL residents.

more info on rbhoo in general

FINALLY take a stand on critical RB issues after educating the community and seeking majority opinion. The RBHOO should have led the way thru the self-governance issue.

self governance for the board

Shorter Meetings, with social time after shorter meetings

Provide unbiased leadership

Make meetings more convenient for working residents

Make it part of your mission to work more closely with the CAI board. CAI and RBHOO have common interests and areas of strengths. Work together for the common interests of the Community.

Loving Zoom for those of us with health issues. Thank you.

You are doing great

Would like to see a upscale restaurant, deli, and coffee shop established near the RBHOO building.

Update your email list so I can get notified of meetings.

Cease taking sides in the battle between Michael Ayres and Matt Daniels.

Stay out of the RBCAI business and don’t try to divide the community with the Self Governance. Quit trying to be political with the residents. Not your purpose!

Be the group that organizes all the various group, community (CAI) and Country Club websites into one portal ! Every RB group has their own website -- too hard. Better yet, make it an app ! One logon, one password for all things Rarity Bay.

Keep pushing for transparency

Don't feel qualified to answer. I need to attend some meetings and see how the RBHOO functions.

1. Work to bring the community together. 2. Encourage our warring partners to resolve their differences. 7 years seems like a long time to be at odds.

Provide clarity on what RBHOO DOES AND DOES NOT DO. Negotiate services for residents. i.e. Cable TV, telephone, internet service, garbage collection, Irrigation blowouts and start up. Keep the list of service providers up to date and validated.

Improve the gym and cardio facilities and have basketball and baseball activities

Work with RB BoD to improve entrance appearance. Restore fountain, plant trees to segregate market and fields visually. It's already a beautiful canvass, just needs touch-ups

Survey

We need to start a serious planning effort ASAP on a true, comprehensive RB Community Center sponsored and funded by the residents/property owners through the CAI. Any hope or notion that the Declarant will take on any aspect of a Developer role and bring this to fruition or financially contribute to it in any way needs to be abandoned as it's a non-starter. This strategic plan should cover a period of the next 15-20 years & encompass a wide variety of facilities such as: (1) community-owned Center complete w/ CAI offices, public meeting spaces, etc.; (2) A scaled down version of the TV Wellness Center for residents use; it's most surprising how many RB residents buy memberships at \$800/year to be able to use the TV Wellness Center; (3) land to accommodate the several facilities and allow for future growth; (4) perhaps even the highly touted Community Pavilion at some point; (5) other health & exercise facilities as desired by the MAJORITY of residents. I would volunteer to serve on such a strategic planning committee.

Enhanced amenities

Cut the political action!!!! And go back to serving the community

?

Review and revise service list as appropriate.

Serve the best interest of the entire community. Not just certain groups.

More members, total transparency of all community issues.

you are making progress--good new board

Present the community in a positive manner not always focused on self governance

Not sure

Bring back the cookies!

Represent the entire community's interests in a transparent manner. We have chosen to drop our membership in RBHOO for the first time in over 10 years due to recent actions and political positions by certain RBHOO board members.

Until we have no declarant and achieve self-governance, RBHOO should be pressing the CAI Board to communicate more about they're doing & why - - along with being more of the "spokesperson" for the residents to the CAI Board. They & the declarant need to be reminded regularly that we're here & we care about our governance!

RBHOO is not the CAI. It should be helping the community and not creating discord.

Be honest and objective. Your focus should be to first serve the community and not an activist agenda that has polarized the community

The Boards of the past few years have been quite active and innovative; keep up the good work.

Inform the community.

If you are going to try to run/push the CAI into your agenda of self-governance, I am quitting RBHOO

Represent us not dissidents

Survey

The more members (including property owners) the better---see if BEP and RBP might wish to join as corporate members. I like the idea of having personal visits from people in different positions in the community

Strict adherence at meetings that people must come up to the front of the room to make comments or answer questions and speak loud enough and clear enough to be heard. For instance, at the most recent meeting, some of the sheriff candidates did a poor job of making themselves heard. If that means a microphone is required, then that would be fine. It should be mandatory for all speakers to speak from behind the podium no only for the benefit of those in attendance, but for those following the meeting on their computer at home. This includes RBHOO board members. They too need to speak from behind the podium. That should be a hard and fast rule.

The RBHOO Board must maintain an impartial position on Self-Governance or it will loose all credibility with the Residents/Lot Owners. The RBHOO should not act/advocate for Self-Goverence. This issue should be the Responsibility of the CAI Board that must act IAW TN Law , RB By-Laws and approved by the votes of Rarity Bay Residents.

Stop representing a single agenda of self- governance

Having a 30 minute social time before meeting, having a monthly newsletter

Shredding and sharpening are super. Info on elections needed individually for both counties.

Listen to all property owners

Quit being a political SG organization!!

Our common facilities are too small for this growing community—the workout area, the POOL, the library, the clubhouse—who do we discuss this with?

Be honest and be supportive of our Declarant.

Be the neutral organization RBHOO was intended to be from its inception!