

August 29, 2025

Dear MBPH Members,

We want to inform you that three members of the Association have recently filed a lawsuit against the Association seeking ownership of a portion of the community park through a claim of adverse possession.

The area in question is part of the common property owned by the Association and managed for the benefit of all members. It also includes several pier slots that are currently leased to members of the community. If the adverse possession claim is successful, those pier slots, and the community's access to them, would be permanently lost.

The Board of Directors is actively working with legal counsel to protect the Association's interests and ensure that our common property remains accessible and protected for the community. We are also pleased to inform you that this matter has been formally accepted by our insurance provider, and at this time, we do not anticipate that legal costs associated with the defense of this case will result in a financial burden on Association members.

For full transparency, we have posted the publicly filed court documents on our Association website: www.maplebeachpropertyholders.com

We understand that this may raise questions, and we welcome your input. This matter will be discussed in more detail at our upcoming Membership Meeting:

Date: Saturday, October 25

Location: TBD

Time: Registration at 8:30 am, Meeting from 9:00 am to 11:00 am

We encourage all members to attend and stay engaged. Thank you for your continued support and commitment to our community.

Sincerely,

Board of Directors

Maple Beach Property Holders Association