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December 31, 2020

RICHARD A. CUTLER  
(1941-2019)

JEAN BROCKMUELLER, CPA (Inactive)  
BUSINESS MANAGER

\*Also licensed to practice  
in Minnesota

#Also licensed to practice  
in Iowa

‡Also licensed to practice  
in Nebraska

% Also licensed to practice  
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° Also licensed as a Certified  
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^Also licensed to practice  
In North Dakota

VIA USPS, CERTIFIED MAIL AND ELECTRONIC MAIL (dale@goodmanagment.com)

Goodmanagement  
Attention: Dale Goodman  
739 Thimble Shoals Boulevard, Suite 304  
Newport News, VA 23606

Re: *Sunrise Cove Time-Share Association, Inc.*  
*Our File # 6202.01*

Dear Mr. Goodman:

Please be advised that my firm has been retained to represent certain owners of the Sunrise Cove Time-Share Association, Inc. (the “*Association*”) with respect to their rights and responsibilities in the Association. These owners include, but are not limited to,

[REDACTED]

(the “*Owners*”), and the list continues to grow.

As I am sure you know, I sent a letter to Mr. Michael Hoepfner on October 23, 2020 requesting a date and time to inspect the books and records of the Association. A true and correct copy of the letter is attached hereto as *Exhibit A*. On November 11, 2020, I received a letter from Martin Law Office indicating that GoodManagement, LLC was the operator/manager for the Association. A copy of that letter is attached hereto as *Exhibit B*. As such, I am renewing my request to review the minutes of meetings of the Association for the past five (5) years pursuant to Article II, Section 9. In addition, and in accordance with Article VI, Section 6, I am requesting that certain accounting and financial records of the Association be made available for inspection, including but not limited to a record of all receipts and expenditures for the last five (5) years, and the account information for each Time-share Estate (as defined by the Bylaws) including the name and current mailing address of the owner, the amount of each assessment, and the dates and amounts in which the assessments come due, along with the amount paid on the account and the account balance. The Owners are also requesting a copy of the management agreement between the Association and GoodManagement, LLC. These records should be made available in Iowa at the business address of 20785 170<sup>th</sup> Hwy 86, Spirit Lake, Iowa, 51360. Pursuant to

the Bylaws, we are requesting that these records be made available at any of the reasonable times listed below:

Tuesday, January 12 <sup>th</sup> ;	Wednesday, January 13 <sup>th</sup> ;
Thursday, January 14 <sup>th</sup> ;	Thursday, January 21 <sup>st</sup> ;
Friday, January 22 <sup>nd</sup> ;	Monday, January 25 <sup>th</sup> ;
Wednesday, January 27 <sup>th</sup>	Thursday, January 28 <sup>th</sup> ; and
Tuesday-Friday, February 2 <sup>nd</sup> - February 5 <sup>th</sup> .	

Multiple Owners contacted me following the Annual Meeting that was held on Monday, December 14<sup>th</sup>, 2020 and were disappointed and surprised that the meeting was so short and that none of the pre-submitted questions were answered during the meeting, given that you had asked that questions be emailed prior to the meeting so they could be answered at the meeting. Continued attempts to block the Owners from obtaining the information that they have requested will undoubtedly result in a lawsuit to obtain the information that they are entitled to receive under the Bylaws.

Please confirm which date and time the aforementioned records will be made available for inspection by emailing me at [alexh@cutlerlawfirm.com](mailto:alexh@cutlerlawfirm.com) or by contacting me by phone at (605) 335-4958. Should you have any questions regarding this letter or the records request made herein, please feel free to contact me. Your prompt attention to this matter is greatly appreciated.

Sincerely,

CUTLER LAW FIRM, LLP



Alex S. Halbach  
For the Firm

ASH: cav

Enclosure

cc: (without attachments)

[REDACTED]

[REDACTED]