

September 15, 2017

Dear Morritts owners,

My name is Philip Estes. Most of you know me as "Buckeye Phil" who posts photos and updates from the resort. I am the newest board member. You elected me two years ago and re-elected me last year. I am running for a third term. Two board members are elected and the two highest vote getters win the privilege of representing your interests at the resort. Currently Daryl Thompson and I (Philip M Estes) serve as your owner elected representatives. Daryl and I have developed an excellent working relationship with the management representatives on the board (David & Mimi Morritts and Brad Husky). We work well as a team and are well respected by the employees at the resort and CRM. We have dedicated countless hours answering your questions and bringing your issues and questions to the board. We have proven our fiscal responsibility to you by wisely overseeing expenditures at the resort. We have worked tirelessly to safeguard and manage the Grands accounts. The Grand is doing very well financially and we have been able to build up the reserve accounts to levels that I feel very comfortable with. With that in place we are now able to do more projects to maintain the level of luxury you expect. This year we have purchased new loungers for the Grand pool, repaired the Grand pool (in process), refinished all railings on the 7000 building, replaced many A/C units, replaced flooring in a number of units, ordered new bedroom furniture for one bed units, adding a handy cap accessible unit, and the list goes on and on. I met with Jose Kirchman and Mimi Morritts in August and we toured a few units to identified "wear & tear" issues that you have told me about. We know what needs to be done. I'm sorry, if you don't like the color on the wall or the paintings that is not going to change, What is going to change is repair of kitchen cabinets, leaking showers, sliding doors etc.....One of the problems we face is with the Grand being nearly sold out it is very difficult to shut down rooms for repairs, and contractors on the island are in short supply. I'm sure you will like the improvements on your next visit. The list of improvements over the last couple of years is long.

My background is in Engineering and construction. I have been an automotive engineer for 30+ years. I served in a construction battalion during operation Desert Storm. While at Ford Motor Co. I managed multi million dollar projects purchasing and installing machinery and equipment. My wife (Peggy) and I have been married 37 years. We have invested in both the Tortuga and Grand owning thirty units. As your representative I am looking out for your financial interests in the resort. The success of the resort for years to come is my number one goal.

I have always posted my contact information and many of you have contacted me with questions. I monitor the Facebook pages daily to address your concerns.

The announcement for the Annual General meeting will arrive soon along with your proxy. I am asking for your support. Please fill out the proxy with my name and return to Caribbean Resort Management or print, sign, take a photo and send it to me by e mail. In any case i'd love to hear from you.

Please feel free to contact me anytime.

Thank you for allowing me to represent your interests. I look forward to representing you for another term.

Philip Estes
5481 N. Opfer- Lentz Rd.
Curtice, Ohio
43412
419-340-2880
philpestes@aol.com