

Shelter Bay Community - Community Survey Results

Thank you to the 355 members who responded to the survey that was sent out in late June. That is a pretty impressive number.

We did not make clear that when we are talking about a new lease, we are talking about an agreement that would replace the current lease well before the expiration of the current lease. The Tribe has no incentive to make an agreement for a new lease that does not start until 2044. Their incentive is to get an agreement that will increase rental income before that date.

Statement 3 - I own the home and other physical structures that have been built on my lot.

That is true and virtually everyone got that correct

Statement 4 - I own the land my home and other physical structures are on.

This statement is false (except for lots 1 through 44 which are held in fee simple.) The land is leased. 330 of 355 correctly responded

Statement 5 - I signed a Sublease that expires in 2044 to lease the land my home is on.

This is true (again excepting lots 1 though 44). 325 of 355 members got that correct.

Statement 6 - I understand the current lease has rent adjustments every 10 years with the next occurring in 2023.

Again, this is true (except for Division 4 – lots 589 to 800 - for which the adjustment will occur in 2024). It is important to understand that the adjustment is related to the rental payment due to the Tribe in June 2023. This means that Shelter Bay needs to collect the funds starting in July 2022 in order to have the funds available to make the payment on time.

Statement 7 – I understand that under the current lease my rent adjustment is forecasted to double in 2023 with collection for that increase beginning in July 2022.

Again, this is true (except for lots 589 to 800 for which the adjustment will occur a year later). The adjustment would apply to the sum of the supplemental rent paid monthly and the annual rent billed in May. The adjustment is based on an index of the increase in the value of land in similar communities during a 10-year period. To date, after 7 years, the adjustment is 71% so a doubling is very realistic. It is important to understand that the adjustment is related to the rental payment due to the Tribe in June 2023. This means that Shelter Bay needs to collect the funds starting in July 2022 in order to have the funds available to make the payment on time.

229 of 355 responses were correct.

Statement 8 – I understand that for the security a new long-term lease will provide, that rent will be even greater than under the current lease.

This statement is true. There is no incentive to the Tribe to increase the rental period beyond 2044 without an increase in the revenue. 267 of 355 responses were correct.

Statement 9 – I support obtaining a new long term Master Lease

There was no right or wrong answer to this. 318 responders supported obtaining a new Master Lease but some of those may have thought that the new Master Lease would not occur until 2044.

Statement 10 – I would be willing to surrender my current Sublease and sign a new longer-term sublease

Again, there was no correct answer to this question. 87 of 355 would be willing to do so even if it meant paying a higher rent, 230 of 355 would only do so if they were excluded from the increase and 35 of 355 would not surrender their current lease under any circumstances. These responses need to be seen in context. No actual quantification of the rent increase was included in the question. If the actual amount of the increase were known, the outcome could be quite different, but it does give us a sense of where the community is.

Thank you all again for participating!