



J Cornelius <jc@luckyhare.com>

Thank You & Some Questions

Rich McLeod <rmcleod@bigcanoepoa.org>

Mon, Jun 30, 2025 at 5:40 PM

To: J Cornelius <jc@luckyhare.com>

Cc: jconneely@bigcanoepoa.org, mgreen@bigcanoepoa.org, cprice@bigcanoepoa.org, Scott Auer <sauer@bigcanoepoa.org>, Terry Stewart <tstewart@bigcanoepoa.org>, Mike Zeigler <mzeigler@bigcanoepoa.org>, Sandy Pullara <spullara@bigcanoepoa.org>

J,

1. THE CRITERIA WE USE TO EVALUATE THE SUCCESS OF OUR AMENITIES IS BASED ON THE STRATEGIC PLAN AND OUR GOVERNING DOCUMENTS.

2.THE CLUBHOUSE IS INTENDED TO SERVE OUR PROPERTY OWNERS AND GUESTS.

3. BOARD MEMBERS ARE EXPECTED TO SERVE THE PROPERTY OWNERS AND LOOK OUT FOR THE BEST INTERESTS OF THOSE PROPERTY OWNERS. IF A BOARD MEMBER HAS CONFLICTING INTERESTS THAT WOULD INHIBIT THAT CAPABILITY, WE EXPECT THAT MEMBER TO RECUSE THEMSELVES FROM ANY RELATED DISCUSSIONS AND INFORMATION.

4. YES.

5. THE BOARD IS FOCUSED BIG CANOE GOVERNANCE AND IMPLEMENTATION OF THE STRATEGIC PLAN. WE ARE FOCUSED ON GIVING PROPERTY OWNERS A POSITIVE EXPERIENCE.

Rich

On Mon, Jun 30, 2025 at 5:15 PM J Cornelius <jc@luckyhare.com> wrote:

Rich,

When we met you had some pre-written responses to these questions, which I appreciated. I want to make sure to remember and understand your answers accurately. Please respond to this email with your answers.

If any of the rest of you have specific thoughts on any of these questions please respond in kind. It helps us all to have a clear picture of the situation and agree on how to handle it, especially if we're going to be working together on the board.

Much appreciated,

- J.

On Thu, Jun 12, 2025 at 11:57 AM J Cornelius <jc@luckyhare.com> wrote:

Scott, Terry, and Board Members,

Thank you for the community chat last night. I respect you facing the community and doing your best to address their concerns. Some good issues were raised that I hope are addressed openly with the entire community. Your diligence in addressing community concerns is appreciated.

After attending the recent board info session and last night's community meeting, I'm strongly considering running

for a board seat. I care deeply about this community, and I believe I can bring useful experience, skills, and perspective to the leadership of our community.

As I review the board materials and consider the responsibilities involved, one section stood out: **Conflicts of Interest**. Given my ownership and involvement in Lucky Hare and Night Train Pizza, I want to be thoughtful about whether my participation would present any real or perceived conflicts—especially as it relates to the Clubhouse, Bistro, and other POA-operated food and beverage services.

This raises a few questions I'd like to understand more clearly—both to avoid any misunderstanding and to ensure alignment around the Clubhouse's purpose and governance:

1. The Clubhouse has been described as an **amenity** rather than a **commercial venture**. If that's the case, what criteria does the Board use to evaluate its success? Are these criteria different from how we measure commercial operations?
2. If the Clubhouse is **not intended to compete with private businesses**, how does the Board explain or justify decisions around pricing, promotions, and event timing that seem to position it like a market participant?
3. If a board member owns a nearby restaurant and **refrains from influencing F&B policy**, would that still be considered a conflict? Or would a conflict only exist if the POA sees the Clubhouse as being in active competition with those businesses?
4. Has the Board ever conducted **a formal review of alternative management models**, such as contracting with a professional hospitality group? If not, what factors have ruled out that option?
5. Finally, how does the Board view **relationships with other local restaurants**? Are they regarded as collaborators in serving the community—or as competitors whose success potentially comes at the Clubhouse's expense?

I'm asking these questions to clarify expectations and ensure alignment—because any real conflict of interest only exists if the Clubhouse is being run as a commercial entity in competition with private businesses. If that's not the case, I'd like to better understand how that principle is applied in practice.

Thanks in advance for your time and insights.

Best regards,

- J.

J Cornelius, Owner

Lucky Hare - luckyhare.com

Night Train Pizza - nightrainpizza.com