



Sugarman, Rogers, Barshak & Cohen, P.C.

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October 15, 2018

By E-mail
rnunes@middleborough.com

Robert G. Nunes
Middleborough Town Manager
Town Hall Building
10 Nickerson Avenue
Middleborough, MA 02346

Re: *Oak Point Community, Middleborough, Massachusetts*

Dear Mr. Nunes:

On behalf of Hometown America and the related Hometown Oak Point companies (jointly, "Hometown"), I am writing to confirm that Hometown representatives plan to attend and make a presentation to the Select Board at the meeting scheduled for **Monday, November 19, 2018 at 7:30 p.m.** at the Middleborough Town Hall. Based on our discussion with you, we understand and confirm that the scope of the discussion will focus on and be limited to the following two subjects: (1) the progress and status of Hometown's work to date on the HUD-approved Plan of Corrective Action ("POCA") that is being implemented at the Oak Point community; and (2) the progress and status of Hometown's ongoing work pursuant to its previously-announced program from addressing certain surface water drainage problems that have affected some of the home sites at Oak Point. As we hope the members of the Select Board will understand and appreciate, the pendency of recently-filed litigation brought on behalf of the residents of the Oak Point community (as well as the Oakhill community in Attleborough) pertaining to the home sites in both communities necessarily requires that we take the precaution of an additional layer of scrutiny and review of any public presentations to be made with respect to these matters. In addition, we think it is important, and will add substantial value, to schedule the presentation on a date that will work for Hometown's key consultants to be present and participate.

On November 19th, Hometown will be pleased to have its Regional Manager, Kyle Howieson, in attendance to lead the presentation on the POCA and surface water drainage program. Kyle will be joined by two of the key consultants that Hometown has turned to assist it in addressing these matters – David Tompos of NTA Associates, who will be traveling to Middleborough from Indiana for the occasion, and Phil Cordeiro, of Allen & Major Associates of Lakeville. I also plan to be there.