Sep 4, 2026 11:10 am

Kings Gate Clubhouse/ Amenity Update

Dear Kingsgate Residents,

I am writing to provide an update regarding the recent letter received by the Benderson group regarding the Club & Amenities.

A meeting between three board members (John Chiarelli President, Steve Sloan Vice President, and Jerry Iannace Treasurer), with two representatives from Castle Group, one from Benderson, and two from Hampton were in attendance. We discussed what the outline of Benderson/Hampton taking over the club would look like, yet there are still many details to be worked out. As you know this board strives to be transparent so we wanted to give you an update.

First, to clarify, the current class action lawsuit involving four residents VS Benderson/Victoria Estates is unrelated to the attempted purchase of the clubhouse, and does not involve acquiring the clubhouse through the lawsuit, therefore no matter what the verdict Benderson retains the ownership of the Club and Amenities. That lawsuit specifically concerns the Club Fee and alleged profits taken from it (Please refer to the case on file with Charlotte County Clerk).

Effective January 1, 2027, the Benderson group will turn over the management and daily operations of the "club" and amenities to Hampton, who will oversee the maintenance, upkeep, and improvements of these facilities. In accordance with Article 6 of our governing documents, the HOA will be responsible for all associated expenses. Residents will retain access to amenities, subject to certain restrictions.

Please keep in mind that we are navigating several moving parts, and more details will emerge as we gather additional information over the next few weeks.

The discussion began with the stipulation that the HOA would be responsible for all club-related expenses, with a clear distinction drawn between the respective areas of responsibility (HOA vs Club). Under this proposal, all club related expenses including any shortfalls regarding the golf course and restaurant will fall on the HOA. The Hampton Group would serve as the managing entity, assuming responsibility for all rules, maintenance, and operations of the club.

The HOA's scope of responsibility would encompass all common areas, including gates, guardhouses, roads, lakes, and preserves. Conversely, the Declarant would retain ownership of the club, all amenities, the restaurant, the golf course, the storage area, and the parking lot, with the HOA financially responsible to maintain these areas.

Two separate budgets will be developed for each area of responsibility, both of which will be funded by the residents. These budgets will itemize expenses including utilities, amenity maintenance, service contracts, telecommunications, staffing, supplies, and capital upgrades or repairs for the Club.

The maintenance of the irrigation pumps and the distribution of water to the Villas may be separated, billed and managed from the irrigation systems servicing the golf course.

The golf course will remain public and continue to require memberships to help offset maintenance, payroll, and other associated operational expenses, and upgrades. Any financial shortfalls will be passed on to the HOA.

The restaurant will continue operating under its current model, where revenue is intended to cover expenses; however, the HOA will be responsible for covering any operating shortfalls or costs associated with restaurant expenses or enhancements.

The amenities (pool, tennis, pickleball, bocce, horseshoes, and shuffleboard) will remain as they are, including the current non-exclusive usage rights. Please note that "non-exclusive" implies that the declarant reserves the right to grant access to external parties at their discretion. Also note that no discussion involving league play in these areas or otherwise was discussed at this time.

We discussed the use of the card room, billiards room, fitness center, and residence room as non-revenue-generating areas. Ideally, these should remain freely accessible to residents; however, these arrangements are subject to change at the discretion of the managing entity.

*Access to the ballroom would be restricted and subject to potential usage fees, while the HOA would remain responsible for its ongoing maintenance and any necessary upgrades. We discussed the possibility of designating certain "free" days for community activities, such as Bingo—typically held on Mondays when the restaurant is closed—or for scheduled association meetings. While specific details remain limited, the ballroom is viewed as a revenue-generating asset intended to help offset operational expenses.

An expense-based budget will be established, informed by our historical financial data and projected 2027 expenses, with the primary objective being to remain within those established parameters. While the HOA will continue to be responsible for all budgeted expenditures—consistent with our current practices—the budget may also include provisions for capital improvement projects, the costs of which would be borne by the HOA.

On Wednesday September 16th at 6:30PM we will discuss in more detail the arrangements laid out before you and discuss the options we have.

Best regards,
Kingsgate HOA Board



Alicia Jolicoeur