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Hi my name is Dennis Gillan and I am the caretaker of the hunting camp known as Whitetail hunting camp at the corner of Route 42 and Heartwood Road Known as forest burg pond. I maintain the property, the two cabins ,the lake and the Dan. I have no special interest or skin in the game .I have been monitoring the sale of this property and the board minutes.Mr Lord's plan for a homeowners association that would maintain the grounds the lake and dam and its existing buildings(two hunting cabins)is Sketchy at best and here's why.Mr lord's idea Of creating a homeowners association Which might sound good now is nothing more then passing the buck. Releasing him and land and lakes From maintaining that picturesque piece of land on the corner with views of the lake. Think about this for a second first off the damn is failing I have personally repaired it three times over the last six or seven years but really just a quick fix. The cabin he is referencing to make a community HOA is not Safe it is basically falling apart I have done so many repairs on that cabin from the roof leaking the chimney collapsing the foundations Sinking and frozen pipes etc. etc. And could never get a CO and he knows that, we have talked about that in the past It really should be condemned it's OK for a hunting cabin but that's about it and the upper cabin which is nicer but has the same problems year after year.Secondly the grass needs to be cut once a week,the pumphouse supplying water to both cabins and the existing homes is also in need of repairs constantly the whole water system is very fragile at best. And think about this let's say the sale goes through Monday who's going to cut the grass the following week or complete emergency repairs ,it will take months if not years to form a HOA, Once prospective buyers realize that they are now responsible for the maintenance of the above and will also have to pay monthly to create a fund for Future repairs is not appealing And Mr. Lord and New York Land O Lakes will be long gone, they do this throughout this state and have many parcels they can't sell. So let's assume they sell one to maybe three parcels immediately that's not enough members or monies to create a HOA and they will be responsible for the maintenance the repairs and landscaping snow removal etc. etc. it's a bad deal all around for prospective buyers, Mr. Lord did state somewhere in the minutes that they will be responsible for the maintenance until the board can function on its own and that's complete nonsense New York Land O Lakes does not care one iota about the maintenance of that So called homeowners association it's nothing but a diversion for Land O Lakes, I have personally spoke to Mr. Lloyd about continuing to be the caretaker until they can get up and running And his answer was we are not worried about that. I can almost guarantee you a month after purchase the grass will be 5 feet high the cabins will continue to fall apart and nobody will be monitoring the Damm, it's just not a good idea all around.Mr. Lord has been trying to buy this piece of property for over 10 years and for one reason or another it has always Fell through.Myself and many of its Surrounding neighbors are hoping that once again this deal will be a bust. In my personal opinion it's much too risky when the possibilities of abandonment is likely. Thank you for your time, thank you for listening and I pray the board will make the right decisions not for me or you but for the many generations that will follow us and will hopefully get a chance to enjoy nature in the great town of Forestbrugh New York.May God give you the strength and the courage And wisdom to do the right thing for this great town, It might not be easy but it surely will be worth it."..... sincerely Dennis Gillan.....845 -537 -5033.