

Akron Mobile Home Park



Tenants Association Inc. LLC.



Kevin Bupp, CEO
Sunrise Capital Investors, Inc.
2823 Newbern Way
Clearwater, Florida 33761

Dear Mr. Bupp,

The Akron Mobile Home Park Tenants Association is requesting that you meet in person with residents of our community to discuss the issues residents have faced since Sunrise Capital Investors, Inc. purchased our community and possible solutions. The purpose of the meeting is three-fold: 1) to review proposed rent increases, park management, and maintenance issues, 2) review available options to sell the community to residents, and 3) secure your support for strengthening state-level protections for manufactured home owners in New York State to prevent abusive behaviors by corporate community owners.

We feel it is necessary for you to visit with residents face-to-face in Akron given our concerns about SCI's ineffective management of our community. The following issues have made it abundantly clear to residents that SCI does not have the ability to effectively own and manage manufactured home communities.

- 1) Lot Rent: After purchasing the community in 2017, SCI demonstrated insufficient knowledge of the New York State law governing lot rent increases. SCI has also displayed a lack of knowledge about the local housing market when attempting to justify the proposed rent increases for 2019 and beyond.
- 2) Community Maintenance: We have documented numerous occurrences of SCI's inability to safely maintain the roads and walkways in our community during the winter months.
- 3) Water Billing: SCI has not effectively handled the water metering and billing for residents in our community and is charging some residents inexplicable and exorbitant utility costs.
- 4) Property Tax Rebates: SCI has exhibited a complete lack of understanding of the STAR rebate system and how it applies to manufactured home owners in land-lease communities in New York State.

AMHPTA and MHAction believe that all manufactured home owners should have access to an affordable and safe place to call home. SCI's behavior and management practices outlined above stand in direct opposition to our community's value. Given the fear, uncertainty, and stress that SCI's ownership has brought upon residents in our community, we feel the best course of action is to look at available options for the residents to purchase the community from SCI.

As we work together to look at community purchase options, we also want to be clear that the rent strike will continue, that outreach to elected officials and state agencies will move forward, and that media coverage will continue to highlight the issues mentioned above. We are open to negotiating fair and reasonable rent increases, billing issues, and community maintenance items as we work toward a fair sale price for the community.

We are looking forward to finalizing a time for you to visit our community in person to discuss these matters.

Sincerely,

AMHPTA LLC
Akron Mobile Home Park Tenants Association, Inc.
15 Danita Drive
Akron, NY 14001