

## Selene Bermeo

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**From:** Adam Vaisman  
**Sent:** Wednesday, October 31, 2018 11:13 AM  
**To:** Selene Bermeo  
**Subject:** Correspondence on Lyons Exchange Center with Regency Lakes

Selene,

Please see below.

Thanks,

Adam Vaisman

Butters Construction & Development  
6820 Lyons Technology Circle  
Suite 100  
Coconut Creek, FL 33073

954.312.2432 tel  
954.570.8844 fax  
[AVaisman@butters.com](mailto:AVaisman@butters.com)

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**From:** Adam Vaisman  
**Sent:** Monday, October 29, 2018 2:49 PM  
**To:** Lennie Plazure <[LPlazure@campbellproperty.com](mailto:LPlazure@campbellproperty.com)>; Malcolm Butters <[MSButters@Butters.com](mailto:MSButters@Butters.com)>  
**Cc:** Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>  
**Subject:** RE: Development at 6401 Lyons Road

Lennie,

Malcolm Butters and Adam Vaisman will be attending the meeting at 7:00.

Thank you,

Adam Vaisman

Butters Construction & Development  
6820 Lyons Technology Circle  
Suite 100  
Coconut Creek, FL 33073

954.312.2432 tel  
954.570.8844 fax  
[AVaisman@butters.com](mailto:AVaisman@butters.com)

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**From:** Lennie Plazure <[LPlazure@campbellproperty.com](mailto:LPlazure@campbellproperty.com)>  
**Sent:** Friday, October 26, 2018 9:26 AM  
**To:** Malcolm Butters <[MSButters@Butters.com](mailto:MSButters@Butters.com)>; Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>

**Cc:** Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>

**Subject:** RE: Development at 6401 Lyons Road

Good morning,

I'm confirming your attendance at our meeting Monday evening at 7:00 P.M. Please forward me a list of those who will need entry at the front gate.

Thank you,

*Lennie Plazure*

Lennie Plazure, LCAM  
Senior Property Manager  
Campbell Property Management  
1215 East Hillsboro Boulevard  
Deerfield Beach, FL 33441  
561-465-4749 Direct Telephone  
954-427-8770 Office  
954-427-6692 Fax  
[Lplazure@campbellproperty.com](mailto:Lplazure@campbellproperty.com)



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**From:** Malcolm Butters [<mailto:MSButters@Butters.com>]

**Sent:** Thursday, September 27, 2018 9:00 AM

**To:** Lennie Plazure <[LPlazure@campbellproperty.com](mailto:LPlazure@campbellproperty.com)>; Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>

**Cc:** Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>

**Subject:** RE: Development at 6401 Lyons Road

Selene please send invite to all , thanks and see you soon

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**From:** Lennie Plazure <[LPlazure@campbellproperty.com](mailto:LPlazure@campbellproperty.com)>

**Sent:** Thursday, September 27, 2018 8:14 AM

**To:** Malcolm Butters <[MSButters@Butters.com](mailto:MSButters@Butters.com)>; Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>

**Cc:** Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>

**Subject:** RE: Development at 6401 Lyons Road

Gentlemen,

The board would welcome you to the next meeting. It is scheduled for Monday, October 29 at 7:00. The meeting is held at the Regency Lakes Clubhouse. Please let me know who will be attending and I will leave your names at the gate house. Please let the gate attendant know you are here to see me and on my list.

Thank you,

*Lennie Plazure*

Lennie Plazure, LCAM  
Senior Property Manager  
Campbell Property Management  
1215 East Hillsboro Boulevard

Deerfield Beach, FL 33441  
561-465-4749 Direct Telephone  
954-427-8770 Office  
954-427-6692 Fax  
[Lplazure@campbellproperty.com](mailto:Lplazure@campbellproperty.com)



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**From:** Malcolm Butters [<mailto:MSButters@Butters.com>]  
**Sent:** Wednesday, September 26, 2018 9:55 AM  
**To:** Lennie Plazure <[LPlazure@campbellproperty.com](mailto:LPlazure@campbellproperty.com)>; Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>  
**Cc:** Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>  
**Subject:** RE: Development at 6401 Lyons Road

We need 15 minutes. It's a class A industrial facility similar to the Lyons Tech center buildings

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**From:** Lennie Plazure <[LPlazure@campbellproperty.com](mailto:LPlazure@campbellproperty.com)>  
**Sent:** Wednesday, September 26, 2018 9:54 AM  
**To:** Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>  
**Cc:** Malcolm Butters <[MSButters@Butters.com](mailto:MSButters@Butters.com)>; Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>  
**Subject:** RE: Development at 6401 Lyons Road

Good morning Adam,

Not to steal any of your lighting from your presentation, but I'm being asked, what type of industrial site will it become? Can you give me some information to pass along before the meeting and how long a presentation would you need?

Thank you,

*Lennie Plazure*

Lennie Plazure, LCAM  
Senior Property Manager  
Campbell Property Management  
1215 East Hillsboro Boulevard  
Deerfield Beach, FL 33441  
561-465-4749 Direct Telephone  
954-427-8770 Office  
954-427-6692 Fax  
[Lplazure@campbellproperty.com](mailto:Lplazure@campbellproperty.com)



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**From:** Adam Vaisman [<mailto:AVaisman@Butters.com>]  
**Sent:** Tuesday, September 25, 2018 2:57 PM  
**To:** Lennie Plazure <[LPlazure@campbellproperty.com](mailto:LPlazure@campbellproperty.com)>

**Cc:** Malcolm Butters <[MSButters@Butters.com](mailto:MSButters@Butters.com)>; Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>

**Subject:** Development at 6401 Lyons Road

Lennie,

It was a pleasure speaking with you last week in regard to the site plan we are processing through Coconut Creek on the now vacant parcel to the east of Regency Lakes. As discussed, we'd like to meet with the association to show them what we are going to be developing so they are informed of what's going on adjacent to some of their properties.

Will you be able to add us to their monthly meeting as discussed in October?

Thank you,

Adam Vaisman

Butters Construction & Development  
6820 Lyons Technology Circle  
Suite 100  
Coconut Creek, FL 33073

954.312.2432 tel

954.570.8844 fax

[AVaisman@butters.com](mailto:AVaisman@butters.com)

## Selene Bermeo

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**From:** Adam Vaisman  
**Sent:** Wednesday, October 31, 2018 11:15 AM  
**To:** Selene Bermeo  
**Subject:** Meeting with Sawgrass Association re: Lyons Exchange

Selene,

Please see correspondence below with the Sawgrass Association to our south.

Thanks

Adam Vaisman

Butters Construction & Development  
6820 Lyons Technology Circle  
Suite 100  
Coconut Creek, FL 33073

954.312.2432 tel  
954.570.8844 fax  
[AVaisman@butters.com](mailto:AVaisman@butters.com)

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**From:** Brett Barnes <brett@property-keepers.com>  
**Sent:** Tuesday, October 9, 2018 3:00 PM  
**To:** Malcolm Butters <MSButters@Butters.com>  
**Cc:** Adam Vaisman <AVaisman@Butters.com>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>  
**Subject:** RE: Meeting with Sawgrass Association

I will set the meeting for this Friday in the front of the DR Horton building at 11:00AM. The address to that building is 6123 Lyons Road.

Thanks,

Brett Barnes  
President  
Property Keepers Management, LLC.  
1350 NE 56th Street  
Suite 180  
Fort Lauderdale, FL 33334  
<http://www.Property-Keepers.com>  
[brett@property-keepers.com](mailto:brett@property-keepers.com)  
Phone: 954-586-5111  
Fax: 954-586-5113



“Bringing back honesty and integrity to the property management business one property at a time.”

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**From:** Malcolm Butters [<mailto:MSButters@Butters.com>]  
**Sent:** Monday, October 08, 2018 1:27 PM  
**To:** Brett Barnes  
**Cc:** Adam Vaisman; Stoudenmire, Scott  
**Subject:** RE: Meeting with Sawgrass Association

This Friday ? 11 am at their complex ?

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**From:** Brett Barnes <[brett@property-keepers.com](mailto:brett@property-keepers.com)>  
**Sent:** Monday, October 8, 2018 1:24 PM  
**To:** Malcolm Butters <[MSButters@Butters.com](mailto:MSButters@Butters.com)>  
**Cc:** Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>; Stoudenmire, Scott <[SStoudenmire@coconutcreek.net](mailto:SStoudenmire@coconutcreek.net)>  
**Subject:** RE: Meeting with Sawgrass Association

Yes they want to meet. Please suggest a date time and I will convey to them?

Thanks,

Brett Barnes  
President  
Property Keepers Management, LLC.  
1350 NE 56th Street  
Suite 180  
Fort Lauderdale, FL 33334  
<http://www.Property-Keepers.com>  
[brett@property-keepers.com](mailto:brett@property-keepers.com)  
Phone: 954-586-5111  
Fax: 954-586-5113



“Bringing back honesty and integrity to the property management business one property at a time.”

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**From:** Malcolm Butters [<mailto:MSButters@Butters.com>]  
**Sent:** Monday, October 08, 2018 1:21 PM  
**To:** Brett Barnes  
**Cc:** Adam Vaisman; Stoudenmire, Scott  
**Subject:** RE: Meeting with Sawgrass Association

Brett any update on this request for a meeting with the Sawgrass Association ?

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**From:** Malcolm Butters  
**Sent:** Wednesday, October 3, 2018 3:59 PM  
**To:** [brett@property-keepers.com](mailto:brett@property-keepers.com)  
**Cc:** Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>; Stoudenmire, Scott <[SStoudenmire@coconutcreek.net](mailto:SStoudenmire@coconutcreek.net)>; Malcolm Butters <[MSButters@Butters.com](mailto:MSButters@Butters.com)>  
**Subject:** Meeting with Sawgrass Association

Brett , good talking. This email is to request a meeting with the above association to review our proposed industrial building on the vacant land currently owned by Food for the Poor.

It will be a class A, modern, institutional quality, multi tenant light industrial facility. It works well as we faced the shipping area north so its not visible from the Sawgrass Association parcel .

We are available all month of October and can meet at Zimmer or DR Horton or the Starbucks next door. Call me when they want to meet . 954 464 5354

## Selene Bermeo

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**From:** Adam Vaisman  
**Sent:** Wednesday, October 31, 2018 11:16 AM  
**To:** Selene Bermeo  
**Subject:** Winston Park Correspondence - Lyons Exchange Center

Selene,

Here is the correspondence with the association manager across the street from Winston Park.

Thanks,

Adam Vaisman

Butters Construction & Development  
6820 Lyons Technology Circle  
Suite 100  
Coconut Creek, FL 33073

954.312.2432 tel  
954.570.8844 fax  
[AVaisman@butters.com](mailto:AVaisman@butters.com)

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**From:** Malcolm Butters  
**Sent:** Tuesday, October 9, 2018 10:39 PM  
**To:** Abraham Levy <[alevy@ccmfla.com](mailto:alevy@ccmfla.com)>  
**Cc:** Adam Vaisman <[AVaisman@Butters.com](mailto:AVaisman@Butters.com)>; Selene Bermeo <[SBermeo@butters.com](mailto:SBermeo@butters.com)>  
**Subject:** Re: New Project at 6401 Lyons Road

We are good with whatever you want to call it and with any of the residents so set it up and we will be there .

Sent from my iPhone

On Oct 9, 2018, at 10:35 PM, Abraham Levy <[alevy@ccmfla.com](mailto:alevy@ccmfla.com)> wrote:

We don't organize resident meetings, however you can have a town meeting with them .

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**From:** Adam Vaisman [<mailto:AVaisman@Butters.com>]  
**Sent:** Monday, October 08, 2018 1:34 PM  
**To:** Abraham Levy  
**Cc:** Malcolm Butters; Selene Bermeo  
**Subject:** New Project at 6401 Lyons Road

Abe,

I wanted to follow up on our conversation we had on September 25<sup>th</sup> about our project we're planning on building across the street from Winston Park, which would be on the west side of Lyons Road. Would it be possible to schedule a meeting with the residents who back up to Lyons so we can share our project wit them? As mentioned, it would be about a 100,000 square foot, Class A warehouse building



that would be built to code. Also, as mentioned, we've built a lot in this area, and the building will be modern and contemporary in nature. We have an extensive landscape buffer to the east of the building, so the visibility from Lyons Road, as well as the backyards of the owners facing Lyons would be limited.

Please let me know how you want to proceed.

Thanks,

Adam Vaisman

Butters Construction & Development  
6820 Lyons Technology Circle  
Suite 100  
Coconut Creek, FL 33073

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954.570.8844 fax

[AVaisman@butters.com](mailto:AVaisman@butters.com)