

Ken Bouvier
Sanctuary Belize Consumer (Lot E092)
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21 February 2021

Honorable Judge Peter J. Messitte
United States District Court
District of Maryland
6500 Cherrywood Lane
Greenbelt, Maryland 20770



Re: In re Sanctuary Belize Litigation
18-cv-3309-PJM

Honorable Judge Peter J. Messitte:

I am writing in response to the Court Order for the Proposed Redress Plan in the Sanctuary Belize Litigation, No. 18-cv-3309-PJM.

I feel that the Proposed Redress Plan uses the only equitable approach possible, considering the several hundred different scenarios that may exist within the Consumer group. So, I agree with the Proposed Redress Plan, but I would like to offer a comment for consideration regarding the Minimum Development Tasks, Post-Termination Maintenance, and agreements with a Qualified Developer.

The Redress Plan puts the Receiver in charge of the decision related to the location of the newly required bridge, and for items required as part of Post-Termination Maintenance until "the New Sanctuary HOA has the legal authority to contract with a Qualified Developer". The Redress Plan affords the Receiver some flexibility in making decisions about the Minimum Development Tasks, Post-Termination Maintenance, and agreements with a Qualified Developer, and nothing prevents the Receiver from communicating with and obtaining input from the Consumer Committee and/or the New Sanctuary HOA once established, but there is no requirement for the

Receiver to obtain input from Consumers, the Consumer Committee and/or the New Sanctuary HOA.

I feel that it would be in the best interest of the Consumers, and the future of the New Sanctuary to provide some form of stipulation that strongly encourages the Receiver to utilize input from Consumers, the Consumer Committee and/or the New Sanctuary HOA to the greatest extent possible, when making decisions about and during negotiations for, the Minimum Development Tasks, Post-Termination Maintenance, and agreements with a Qualified Developer.

I hope that the Court will consider these comments during this last comment period regarding the Proposed Redress Plan.

Thank you and best regards,



Ken D. Bouvier



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