

**Subject:** Re: Communication for revised proposal

**From:** Hr1955@aol.com

**Date:** Tue, 2 Sep 2008 23:33:50 EDT

**To:** Nealnino1@aol.com, barrandmare@yahoo.com, bobfrank@cox.net, mikedixon70@earthlink.net, rozberman@cox.net, SBCheri@aol.com

Neal: That's what you get for listening to one board member and a bevy of womens' club supporters who will NOT be the deciding factors in the selection of someone for our restaurant. Your proposal is terrible and so far from anything I forsee as being acceptable that I basically had ruled you out (Roz Berman has put me in charge of this project). However at this point you will be invited to visit with the entire Board in person, probably on September 15th. Other establishments will be interviewed as well. We will let you know your time slot. At this meeting you are to bring a proposed breakfast/lunch/dinner menu WITH proposed prices and to explain to us what you would do if you were selected. **There will be no negotiations at this meeting. the meeting is to determine which business we will proceed negotiating with so do not trouble yourself to make offers at this point.** Thanks for recontacting us.

Carl Weinstein.  
Vice President, SCACAI

In a message dated 9/2/2008 8:13:39 P.M. Pacific Daylight Time, Nealnino1 writes:

Dear Board Members,

Attached is a short letter in hopes of a little guidance from the board members. Remember I am here for your community to put some sunlight back on the most prettiest view in Las Vegas! The top of sun city anthem.

Very Sincerely,

Chef Neal

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**To Sun City Anthem Board of Directors:**

I submitted my last Addendum (August 2008) in regard to a bid for your Trumpets Restaurant opportunity. My intent of was to *stimulate interest in pursuing my bid further as your prime candidate for affording me this business opportunity. Please be advised that the Basic Terms and Conditions of both my proposals are negotiable and were based on community association members only; I have read David Berman's Anthem Journal Topic: Board meeting news: and it stated Carl Weinstein reopened a vote for public access for the restaurant and catering. This vote was passed to go public. Therefore I am working on a new proposal and would like some input from the board members on some of the main issues I foresee; to make this work mutually beneficial for both parties and speed up the process, I want to communicate with you the board and try and meet the needs of the community and at the same time run a successful business to prosper.*

1. **RENT - I initially proposed Free Rent for the 1st 6 Months (negotiable):** Please advise me how much monthly rent has run in the past for the dining & kitchen areas; **What monthly rent do you consider to be realistic and reasonable expectations at start-up for the restaurant to be reopened?**
2. **Utilities – I initially proposed free utilities for the first 6 Months:** I would like some kind of idea what those bills would run. Is there any information on this? Also what would I be responsible to pay, and could the restaurant, kitchen etc.... be segregated from the rest of the building?
3. **PROFIT SHARING REVENUE - What do you consider to be a fair and equitable standard/shared rate of return to cover the costs of maintenance, repair & renovations of the Trumpets Restaurant due to public use of the dining facilities?** What duration of time do you consider to be a reasonable timeframe for these related expenses to be covered and ongoing conditions to be reviewed on a regular basis?

**I welcome your responses to these questions as soon as possible. I invite you to allow**

**us both the opportunity to negotiate any of the Basic Terms & Conditions that were listed in my Addendum. My desire is to have a meeting to discuss these negotiations with the hope of arriving at the best solutions that will be mutually, highly beneficial for all parties concerned.**

**Thank you for your prompt response to these requests and inquiries.** I appreciate and value your time and special consideration. I hope everyone had a Happy Labor Day Holiday!

Sincerely,

**Chef Neal**  
NORMANDIE by Chef Neal