



Systel Business Equipment

2604 Fort Bragg Road • Fayetteville, NC • 28303 • 910.321.7700

March 18, 2019

Re: An Introduction of Keith Allison, a Woodlake Home and Property Owner

Dear Woodlake Residents:

Let me introduce myself - I'm Keith Allison, a home and property owner in Woodlake for over 25 years. My Greenbrier Place lakefront cul-de-sac property is often used for community events. My daughters learned to water ski on the Woodlake lake. My family and I have a longstanding association and sentimental attachment to Woodlake. Seeing it empty saddens us! I have another property with a house on Daphne Ln. that I use whenever I am at Woodlake.

I'm also the President/CEO of Systel Business Equipment Co., Inc., headquartered in Fayetteville, N.C. It's a \$60 million company, 255 employees, with offices throughout North Carolina and the Southeast. It is the Southeast's largest independent dealer of imaging products and solutions. Our related Real Estate companies combined are actually larger than Systel with over \$100 million dollars in commercial and residential real estate.

Of interest to the WL community, I now own the controlling interest in J & Partners, LLC., a co-owner of Woodlake Country Club Corporation (WLCCC.) As such, I have more say in the current Woodlake Country Club situation. Let me spike current WL rumors and erroneous web postings: 1. Jim Horne or Ingolf Boex is not involved (in fact I can't recall ever meeting Mr. Boex); 2. While J & Partners was a Julie Watson, LLC, I now have the controlling interest. That LLC is an available legal vehicle that permits me to have some say in any decisions by Woodlake CC Corp that may affect the WL community; My N.C. licensed attorneys reviewed the lease transaction and deemed it to be a legal transaction under N.C. law. 3. My very capable lawyers are prepared to take whatever legal actions are required to substantiate the legality and validity of the Allison Holdings X, LLC lease, and confront and take action on anyone publishing false or malicious misinformation.

Before I acquired the interest in J & Partners, one of our related Real Estate Companies, Allison Holdings X, LLC secured a 5 year lease, with (3) 5 year renewal options, on the bulk (approx. 15 parcels) of Woodlake Country Club Corp. (WLCCC) properties. That lease includes the Maples Course, the Oates House, the 19th Hole (Members' Lounge), the WL Real Estate office, the strip of the Palmer Course along SR-690, the marina, and property surrounding the dam. It does not include the dam and lakebed as I did not want to interfere with the mission of RWLC - more work to do there! For additional details go to the Restore Woodlake website, and look under "WLCCC Leases" (<https://www.restorewoodlake.com>). My attorneys have called for a special meeting of the WLCCC co-owners' Board to remove any doubts as to the legitimacy of my leases, resolve lingering issues (if any) , and get Steiner Consultants (a German Company) to address any other issues.

I'm a long-term neighbor who has the best interests of our community as one of my principal focuses, most notably, the restoration of our dam and lake. I am a member of the Class Action and a Financial Contributor to RWLC. It is currently an evolving situation that has a well-situated WL neighbor in a position to help even more. Toward that end, I am working with all relevant parties, to include WLCCC co-owners, the WL POA and Restore Woodlake Committee, Fort Bragg leadership, Moore County, and N.C. State officials, and our Congressional Representatives including Richard Hudson as well as Senators Burr and Tillis.

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In the near future, you will hopefully again be attending the POA meetings in the Carolina Room. As the relationship between me, the WLCCC owners and the WL community committees takes joint actions toward our mutual objectives you will see other positive WL community changes and improvements. Again, my actions have only at this point put me at the table, and the authority to stop Steiner from any actions, that your representatives and I feel will be negative and/or harm the WL community even more (if that's even possible).

I have met with members of the POA Board and Restore Woodlake Committee in length last week and both they and I are committed to working with ALL WL stakeholders', keeping the community's needs and desires as our focus. You will soon see me and my team working around Woodlake, so introduce yourself and, if you can, help us. Questions are always welcomed and volunteers always needed.

As progress is made, I will assure you, that I will keep the community involved and informed. Just know however, I am (as noted) unable to move forward with what I would like to see and at a pace I would like to, as Woodlake is entangled in many legal and financial issues, the likes of which I have never seen, even in the dozen or so companies I have acquired over the past 40 years that also had an array of legal and financial challenges similar to what I have uncovered so far at Woodlake, and will probably find many more when I am able to access the information that by law I am entitled to. My attorneys expect that we will more than likely have to go to Court to get the information Steiner's representatives removed from Woodlake, plus explain the use of millions of dollars in monies, that thus far have been unaccounted for.

My personal thanks to all those in the community working on this, and all those I met and is too numerous to list, that have been working on this problem, almost full time for years now. It's time that something must be done. Also my thanks to those in the community that reached out to me, and requested I get involved. Your same folks that have been working tirelessly for the Woodlake Community for years, frustrated after years of little or no action, and too many broken promises and commitments to count.

Please let I or any of your Community leaders know how you can help us.

With Regards,

D. Keith Allison

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