

Susan Leigh, FA

From: Barbara Cocciolo <bcocciolo@ahpc.org>
Sent: Friday, October 10, 2025 11:02 AM
To: Susan Leigh, FA
Subject: RE: AHPC - other information

Sorry about that – yes, it should be “now”, not “no.”



Barbara Cocciolo, Esq.
Executive Director

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From: Susan Leigh, FA <sleighfa@cconceptsgroup.com>
Sent: Friday, October 10, 2025 10:54 AM
To: Barbara Cocciolo <bcocciolo@ahpc.org>
Subject: RE: AHPC - other information
Importance: High

Are you saying you are “now” able to commit?

Susan J. Leigh
Municipal Advisor
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From: Barbara Cocciolo <bcocciolo@ahpc.org>
Sent: Friday, October 10, 2025 10:05 AM
To: Susan Leigh, FA <sleighfa@cconceptsgroup.com>
Subject: RE: AHPC - other information

Susan –

Good news – As a result of a call I had this morning with my asset manager, I am no able to commit to replacing at least 20 HVACs per year for the next 5 years, starting with the units currently rated as SEER

11. I also can report that two units are schedule to be replaced at Acasă High Road by the end of the month (although I do not yet have the units for reference purposes).



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From: Barbara Cocciolo <bcocciolo@ahpc.org>
Sent: Thursday, October 9, 2025 3:34 PM
To: Susan Leigh, FA <sleighfa@cconceptsgroup.com>
Subject: AHPC - other information

Susan –

I also forgot to tell you about the newest hire at Integrity Rise Management, Jennifer L. Houchins, CPM. I am excited as Jennifer has direct experience with compliance issues. In addition, we are in talks with Novogradic to replace our current third-party compliance vendor.

I reviewed the notes I previously provided to you and the board. I found that our lowest SEER level is 13. 155 out of our 470 units in this portfolio are served by 13 SEER units. Our current average replacement cost for an HVAC in Tallahassee is \$6,000, so even replacing the SEER 13 HVACs over the next 5 years would likely amount to more than \$180,000 per year. At this time, we do not have sufficient reserves to fund these replacements. Our focus now is to make sure that all units are available for our tenant base and that they are filled quickly and efficiently.

Many thanks,



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Susan Leigh, FA

From: Barbara Cocciolo <bcocciolo@ahpc.org>
Sent: Tuesday, October 7, 2025 11:03 AM
To: Susan Leigh, FA
Subject: RE: Board package

Those are the correct DBA names but are not the legal names.

Address	DBA	Legal Name
1327 High Road	Acasă High Road	AHPC Social Tallahassee LLC
1303 Ocala Road	Acasă Ocala	AHPC HUB Tallahassee LLC
1600 Old Bainbridge	Acasă Bainbridge	AHPC Social 1600 LLC

It is my understanding that the legal names are tied to former colloquial names of the properties. We use "Acasă" (with the accent over the last "a" as a trademark).

I agree with your opinion of Jane. Heather is a good one as well.



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From: Susan Leigh, FA <sleighfa@cconceptsgroup.com>
Sent: Tuesday, October 7, 2025 10:44 AM
To: Barbara Cocciolo <bcocciolo@ahpc.org>
Subject: RE: Board package

Barbara the properties seem to go by different names –I want to start using them

Acasa High Road (formerly?)
Acasa Ocala (formerly ?)
Acasa Bainbridge (formerly?)

Is this correct?

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From: Barbara Cocciolo <bcocciolo@ahpc.org>

Sent: Monday, October 6, 2025 4:56 PM

To: Susan Leigh, FA <sleighfa@cconceptsgroup.com>

Cc: Mark Hendrickson <mark@thehendricksoncompany.com>

Subject: RE: Board package

Thanks, Susan. See below.

1. Current occupancy of each property:
 - a. Bainbridge – 99 occupied; 69 vacant (including down units) – 58.92%
 - b. High Road – 76 occupied; 58 vacant (including down units) – 58.95%
 - c. Ocala – 123 occupied; 45 vacant (including down units) – 73.21%
2. A statement as to the status of the building that has fire damage and how you are coming to closure on this issue – **In connection with working on our demolition permit, our public adjuster had the appropriate asbestos testing performed on the property. We now are in the middle of quoting for our asbestos remediation company as asbestos was detected. Once the remediation process is completed, we will obtain the demolition permit. We are waiting on updating the reconstruction costs given current economic conditions.**
3. The Board has requested an accelerated replacement schedule of the below standard A/C units instead of as they “need replacement”. **I am unable to provide that as this time as we have insufficient funds reserved at this time to do so. I will, however, reach out to our lender to see if there is any way to use other reserves for such costs.**
4. Also, based on some correspondence with the servicer – it appears Property management has been changed. Maybe the servicer was still sending things to the old company – but please advise if there is a new company in place. **My apologies for not sending the board and Amerinatl a copy of the attached management change letter sooner.**

I look forward to seeing you both on Thursday.

Many thanks,



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From: Susan Leigh, FA <sleighfa@cconceptsgroup.com>
Sent: Monday, October 6, 2025 10:03 AM
To: Barbara Cocciolo <bcocciolo@ahpc.org>
Cc: Mark Hendrickson <mark@thehendricksoncompany.com>
Subject: Board package

I need the following to complete my memo for the board:

1. Current occupancy of each property
2. A statement as to the status of the building that has fire damage and how you are coming to closure on this issue
3. The Board has requested an accelerated replacement schedule of the below standard A/C units instead of as they "need replacement".
4. Also, based on some correspondence with the servicer – it appears Property management has been changed. Maybe the servicer was still sending things to the old company – but please advise if there is a new company in place

If you need to discuss, feel free to give me a call at 850-508-5767.

I will need this information no later than Wednesday of this week to prepare the recommendation.

Thank you.

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