

Exhibit G.

Kelly Steel

Speech to the Lake Park Commissioners and Town Manager

(≈3 minutes – podium format)

Good evening, Commissioners and Mr. Town Manager,

First, thank you for your participation and support in Saturday's **Lake Park Community Cleanup**.

A big **shout-out to Riunite, Merrell, Lamar, and our Public Works crew** — your teamwork made it happen.

We had just over 50 volunteers, including many more young people this year — middle and high-school students earning their community service hours — and even several who came from outside the Town limits just to help. Everyone worked hard picking up garbage all over town, filling bags and showing real pride in our community.

And a special **thank-you to our sponsors, Oceana Coffee and Chick-fil-A**, for fueling our volunteers with caffeine, kindness, and chicken sandwiches.

Thank you also to the commissioners who arrived early to help with registration and kick off the morning. That leadership means a lot to those of us who care deeply about this community.



Now — shifting gears — I need to share serious **concerns about the Nautilus 220 project** and the **lift station at our Marina**.

I had firsthand conversations — not hearsay — with two people directly involved in the project. One told me the lift station had been dry for a couple of days; two days later another said it was wet again.

That is not reassuring. Those are **problems — and more problems**.

Many of us worry this phase is being rushed to secure a certificate of occupancy, instead of ensuring the system is built and tested for the long term.

If that lift station fails after occupancy, we're talking about a 323-unit building facing flooding, contamination, and potentially millions of dollars of repair cost.

So, who's responsible? After Forest Development is long gone, Will it fall on the condo residents and their HOA? Will the Town be liable? We need clear, black-and-white answers now — not later.



It's also worth noting that **Forest Development, under Peter Baytarian**, has never built a high-rise condo, marina, hotel, or boat-storage facility. So why are we considering giving him a 99-year lease on our most valuable waterfront land?

And **shame on former Town Manager John D'Agostino** for leading the previous commission down this path. I know firsthand that a representative from one of the largest and most successful marina-development companies in the country had lunch with Mr. D'Agostino and was told that when Lake Park was ready to go out for bid on the Marina, he would hear from him. Well — he never did.

Instead, it appears Lake Park moved forward in step with Forest Development, without ever entertaining proposals from qualified, proven marina developers. That looks and feels like a **back-room deal**, not an open, transparent process serving our Town.

And let's be honest — **Peter Baytarian has already burned many bridges** right here in Lake Park, including with the condo community next door. He has shown his true colors and cannot be trusted to handle another project — certainly not 10th and Park.

Yes, we need development, but we need **responsible development** — led by honorable, proven developers, not those who hide behind shiny digital brochures and glossy marketing portfolios that make it look like they've

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completed major projects they've never actually built.



Thank you for listening — and for standing up for the safety, integrity, and the true potential of the Town of Lake Park.

