

Letter in Opposition to 26-002480-COA / 114 West Bay Street



Quentin Marlin <QMarlin@ellispainter.com>

To ☐ historic

Cc ☒ Caitlin Chamberlain; ☒ Jodie Brown; ☐ Chantal Whalen



Tue 6/9/2026 2:19 PM

Good afternoon, Caitlin and Jodie,

I am writing on behalf of my client, Riverside Resorts, Inc. to express its concerns regarding plans submitted by HOS Management to the Historic Review Board. Riverside Resorts, Inc. co-owns the adjacent property to the subject property along with HOS Management, which building is controlled by a condominium association. This is the property where Cotton Sail Hotel currently exists. On page 5 of HOS's submittal packet to the Historic Review Board it shows plans for Level 4 of a "New Masonry Opening" into the jointly owned adjacent building. Any such alteration requires the approval of 66% of the ownership of the general common elements. No such approval has been provided by the condominium association, nor will one be forthcoming given Riverside Resort's opposition and ownership of 40% of the general common elements.

While I understand the Historic Review Board addresses the exterior of property, my client wants it in the record its opposition to this submitted plan that is in violation of the recorded condominium declaration.

I've also seen staff's recommendation to continue this matter. I kindly ask that you let me know if it is removed from the agenda prior to the meeting and you have an opportunity to do so.

Thank you,

Quentin



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