

From: Lotus Palm HOA <dguerrier@lotuspalmhoa.ccsend.com>
Date: August 11, 2026 at 4:46:49 PM EDT
To:
Subject: Lotus Palm Board of Directors IMPORTANT MESSAGE
Reply-To: kjack@grsmgt.com

**Lotus Palm Board of Directors
IMPORTANT MESSAGE**



Dear Residents,

The Board is writing to inform you that we have terminated, effective immediately, the contract of Swede Dreams (William Ljungstrom) as Head of Racquet Sports at Lotus Palm.

This was not a decision the Board made lightly. We recognize the important role William has played in our racquet sports program, and we understand that a change in leadership may raise questions among our residents. However, the Board has a responsibility to protect the Association's funds, honor its contractual commitments, and ensure that Association resources are used for their intended purposes.

As part of William's agreement with the HOA, the Association provided an additional \$50,000 per year specifically and exclusively for the purpose of hiring a full-time pickleball professional. During the contract discussions, William asked whether he could retain a portion of those funds for himself. The Board expressly rejected that request and made clear that the entire \$50,000 was to be used to compensate the pickleball professional. This requirement was reflected in Swede Dreams' contract with the HOA.

William subsequently entered into an agreement with Nick Keener to serve as the full-time pickleball professional. That agreement provided Nick with thousands of dollars less per year than the full \$50,000 that the HOA had specifically allocated in Swede Dreams' contract for the pickleball professional. The remaining money was contractually retained by William pursuant to the agreement he entered into with Nick.

The Board determined that retaining those funds was inconsistent with the terms and purpose of William's contract with the HOA and with the Board's explicit direction regarding the use of the \$50,000 allocation. Given the seriousness of this matter and the Board's fiduciary responsibility to the Association and its members, the Board concluded that termination of William's contract was necessary.

We want residents to understand that this action was taken to uphold the Association's contractual agreements, safeguard Association funds, and maintain appropriate financial accountability. The Board has an obligation to all members to ensure that Association resources are used as authorized and for their intended purposes.

Looking forward, the Board is pleased to announce that, following its review of three proposals from independent operators, it has selected Nick Keener and his company, Uncommon Racket Sports, LLC, to lead the Lotus Palm racquet sports program into the future.

The Board has full confidence in Nick's ability to lead the program. He brings prior experience as a Director of Racquet Sports in Pennsylvania, and the Board believes that his experience, qualifications, and vision will position our racquet sports program for continued success. In addition, Nick is aiming to bring in a head tennis pro in the very near future. He has some other exciting things to announce, which we will leave for him to do.

We appreciate your understanding and remain committed to transparency, responsible stewardship of Association funds, and providing our residents with a strong and successful racquet sports program.

Sincerely,
Lotus Palm HOA Board of Directors

Lotus Palm HOA | 81900 | Boca Raton, FL 33489 US

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