

THE ANDERSON & FOSSETT CAMPAIGN

Unity in our Community

There has been much misinformation, speculation and even outright fiction about this election. We feel it is important to remind Fairfield Harbour Members what

Wayne Anderson and Lee Fossett stand FOR:

Returning power to the Members. The Board changed the requirement to recall a rogue director to 67% of eligible voters. That stripped all power from the Members. We stand FOR REPEAL of the 67% requirement. We pledge to work toward requiring a VOTE OF THE MEMBERS to approve ALL major capital projects, to approve ANY borrowing by the POA, to approve ANY bylaw changes and to approve ANY proposed sale of ANY common property. (The recent public statement by one of the opposing candidates that the Board should be authorized to spend \$1 Million without a vote of the members shows their position.)

We stand FOR insuring profitable operation of Harbour Pointe Golf Course. The course is an important ASSET to our community. Closing it would depress the value of all our homes. Troon is contracted to manage the course. Troon has considerable experience in Golf Management. We should combine that experience with clear expectations FROM the Board and clear accountability TO the Members. We should be working with POA spending plans to build a course that is an ATTRACTION to play. Simply re-paving the cart paths is expensive, but NOT enough.

We stand FOR attaining profitable operation of the Pointe Restaurant. Again, an ASSET to the community. We must work with Troon to make a profit. That requires clear expectations, clear accountability and clear reporting. The Pointe cannot be all things to all people. The Board has powerful tools to survey the community. They should use them for preferences and progress reports. The Board should not be micromanaging by making individual menu suggestions.

We stand FOR A Board of Directors comprised of experienced representatives who have been elected by a vote of the community. Only four of the current Board members have been ELECTED by a VOTE of the people. THREE have been appointed. We can't comment on their experience or qualifications. Their resumes have not been shared with the community. They are immune to recall by fewer than 67% of eligible voters. We believe that both appointed and elected directors should declare and reveal any conflicts of interest during the campaign. The Board should have a Code of Conduct that mirrors NC law regarding conflicts of interest. No Member should ever have reason to question the integrity of the Directors or their staff.

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We stand FOR Continuing established contractual relationships. Troon is paid to manage the community, the golf course and the restaurant. Expectations need to be clear. Cancellation terms should be in the contract. The current Board has refused to release the contract between Troon and the Members or Troon's annual report. Releasing them to the Members would minimize the speculation and gossip. Fear mongering that Troon "would not hesitate to sue us if we violate the contract" only clouds the issue. WE cannot imagine what should be kept secret from Members, who are party to a contract. Members are in the dark.

We stand FOR Prompt, clear financial reports for the members. Our POA has a \$6+ million mortgage with payments around \$750,000 per year. Our POA must manage our finances so that we continue to do major maintenance (road replacement, swale grading and golf course improvement) **and** provide reserves for the future. The new Board can, **and must**, do a much better job of planning, reporting and explaining our finances. This will reduce the fog of gossip.

We stand FOR Open Board Meetings and MINIMUM use of Executive Session.

Progress has been made. Much progress is still needed. Many records and contracts still need to be released for the Members' information. All Board meetings should be live-streamed or Zoomed. Free Voice to text transcription is available. It should be used to make the first draft of the minutes near-perfect. Meeting minutes, including financial reports and committee reports, should be published on Front Steps within one week of the actual meeting

We stand FOR A Harbour Club that is an ASSET to the community and is

cherished by the Members. It's a big, beautiful building. An activity "home" for our members. We have borrowed a lot of money to pay for it. We need to put the dissidence behind us and get engaged with a use plan developed with and supported by the Members. That plan needs to widely published and updated regularly.

We stand FOR A safer community. Our current Board has neglected safety concerns ranging from traffic safety to recovery from a Hurricane. The Board needs to provide reserve funding, planning and communication. The community needs to provide energy and activism.

We stand FOR A Community where we work together toward mutual success.

Informed, participating Members build support and minimize gossip and chaos. We will need your help and your energy as we work to build a unified, successful community. We have heard from Members who have volunteered for committees and simply been ignored. We will welcome YOU and your energy to move us forward together. Please step up.

Let's get to work.....together.

Please vote for Anderson and Fossett on election day.