



## ***Board of Directors Report***

November 15, 2024

**Quorum Needed on December 2, 2024, at 6:30PM.**

**Please plan on attending the Annual Meeting.**

**Amendment Update:** The Third Amendment to our By-Laws has passed and has been recorded with the court. The By-Laws are posted on the Enclave website under governing documents. ***Thank you for taking the time to vote and have your voice heard!***

**Audit Update:** The Board has received the results of an audit of the 2023 finances. The auditing company, Digital Forensics, found that the previous management company, Associated Services, engaged in minimal fraud and used accounting practices that were unusual, uncommon and questionable. Because the previous Board Directors had not questioned these practices, the current board will engage in a contract with Matthew Carlton, esq. to discuss sending a demand letter as a first line of offence to Associated Services for proof of authority to spend reserve money (which are to be used for capital projects and improvements) for regular operating bills as well as committing the board to contracts and projects that were not authorized by the Board of Directors. We will keep you updated as the legal process proceeds.

**Upcoming Election:** A call for candidates was sent to all homeowners on October 7, 2024, with a closing date of November 1, 2024. On November 4, 2024, Mark Schreiber informed us that there were three (3) candidates who applied. The board spoke to Margaret Clark, the board Attorney and Mark Schreiber throughout the week of November 4, 2024, and under advisement we agreed that we would open another window for interested candidates to submit their candidacy form. This window was truncated because the management company needs to send out ballots and candidate applications in a timely manner before the Annual Meeting and the Board wanted to give everyone an opportunity to run. ***The Board wants***

*to make it clear that the Directors are not invested or directly involved in this process and are having the management company handle the election with input from our attorney.*

Ballots will be sent out in an email on Monday, November 18 and via USPS mail on Monday as well. A quorum is needed. Please attend the meeting or send in a proxy prior to the meeting. **In accordance with our By-Laws a quorum is 10% of eligible voters to hold a vote.** If you cannot attend the meeting, you can drop off ballots at the gatehouse where they will be secured by the gate attendants and sent directly to the management company. The election committee will oversee the Management Company as Mark and Gary tally votes the night of the meeting.

**Facebook:** We would like to address the misinformation that is sometimes posted on The Enclave Facebook page.

The Enclave Neighbors Savannah Facebook group is NOT administered by the Board of Directors, it is administered by two homeowners, Tammy Leach and Michelle Thompson and is a wonderful resource for homeowners to exchange, buy, sell, network, socialize, etc. The Board does not post official business on the Facebook page. Important and official Board business is solely posted on the Enclave website.

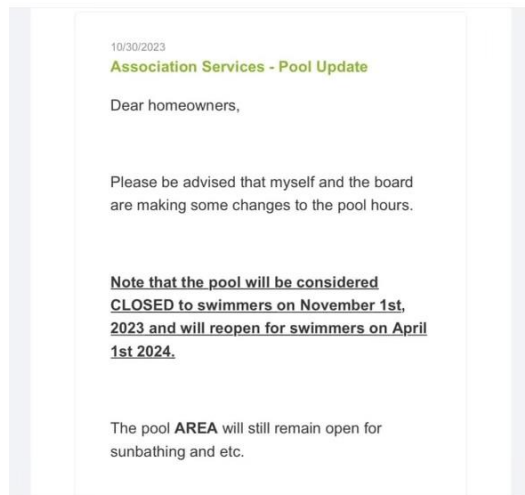
[www.enclavehoa.co](http://www.enclavehoa.co)

The Board Directors will only post social events or brief reminders on the page for the remainder of the year as we have temporarily taken on social events. If you have questions regarding why the Board took on this responsibility you are welcome to reach out directly to any current member of the Board, it was a purely financial decision, the social events budget is being used for these events (as indicated in the monthly financials) and there has not been a disruption to the typical types of social events offered.

There are a handful of residents that have posted some misinformation or asked questions that can be answered by checking the website or directly emailing the Board or management. This behavior is only minimally frustrating for the Board Directors but greatly counter-productive to moving the community forward in a positive manner. The excessive spending and expensive contracts signed by our previous management company in 2023 are now under control through the leadership and dedication of this Board of

Directors who have also increased the reserve balance as of this report to \$469,513.00. The reserve started at \$309,000.00 in January 2024. We anticipate funding the reserves even more once the 2024 bills have been settled. This will allow the incoming Board to schedule Capital projects in 2025. The Board has also put \$125,000.00 of reserve funds into high yield CDs to gain the best interest rate on your equity. If you have a question or you want to know the details, the Board is always available to tell you the truth of any matter, posted on Facebook or otherwise, via e mail or in person as we have been transparent, honest and are always available to meet with the homeowners.

**Community Pool:** (Historical Prospective) From approximately 2009 to 2020, the pool was only opened seasonally (closed mid-October – mid April). In 2021 the pool was opened year-round for two years. We do not know why. In 2023, the previous Board decided to go back to the previous schedule and close the Community Pool for 5 months (November 1-April 1). See image below. The current Board renegotiated the contract with the Pool Company, Coastal Pools, and the pool is closed for four months, November 1-March 1.



*Making the Enclave a Great Place to Live!*

In Solidarity,

The Enclave Board of Directors