



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

February 29, 2024

The annual dues for 2024 are **\$2,525.00**. Because The Enclave Board of Directors is committed by contractual agreements made by the previous Board, the previous managing Agent, or Association Services as well as regular operating costs, we were faced with the difficult decision to increase dues. These issues have been clearly outlined in previous weekly reports. The Board has NEVER said anyone stole money; we have stated on several occasions that we are investigating unauthorized spending of HOA funds; there is a big difference! We had three choices; raise dues, levy a special assessment or file for Bankruptcy. A special assessment would have been a one-time payment estimated to be between \$1,000.00 and \$1,350.00, which was not an option. Bankruptcy is a complex legal process, and we did not elect to do that. In just over two months, The Board met, in person, with every vendor and tried to renegotiate existing contracts and in a few cases were successful. The Board will continue to bid on contracts and renegotiate existing contracts as the year progresses and as they expire.

Additionally, we spoke with an HOA expert and consulted 4 attorneys to find out how we can fight for restitution for what we believe was misappropriation of funds. So far, the Board voted to have an audit completed by an independent company this week. This may cost up to \$15,000.00.

GREED! A dues increase has nothing to do with GREED. During The Board of Directors meetings, we met for 5 hours or longer, without even stopping to eat in the Clubhouse office which has no heat (contract expired last year). This Board walked into a very unorganized situation. The Clubhouse was void of common office supplies such as pens, paper, a printer (we use our personal Computers), paper clips, stapler, etc., which were donated by the Directors and members of the community, just to function normally as a governing body. We wore winter coats and hats, missed personal appointments, time with our families, and made sacrifices ONLY because we are five homeowners who are seeking the truth. This has nothing to do with greed, we have all worked HARD and we appreciate members of the community who have stepped up to help out!

There was not one single RFID windshield sticker to give to new homeowners, windshield replacements, new cars, etc. (even though 200 were purchased last year). You can only buy 100 at a time because they are customized to our gate reader, so a Board Director purchased them to keep the wheels rolling through the gate. 100 RFIDs cost \$1,705.00.

Consolidated Utilities threatened to shut off the water twice, but a Board Director paid the water bill to prevent this from happening. A Board Director paid their full annual dues in advance so that we could open a new bank account with the new management company. A Board Director worked hours to collect over \$11,000.00 in unpaid dues (delinquent accounts which have to be accounted for in the current budget because some homeowners just don't pay their dues and fines, but the bills still need to be paid). Every Director has fronted money and literally hurt themselves physically to keep the community going. This has nothing to do with greed.

The Board has already met for over 104 hours in addition to individual board members attending every committee and additional Finance Committee meetings. After about 125 hours of meetings, discussions, organizing, debating, and negotiating, we lost track of our personally invested, volunteer hours. Nobody who ran for office ever committed to NOT raising dues because every candidate had no idea what kind of mess we would be stepping into. The members of this Board ran because we recognized financial mismanagement and could not sit back and let it continue and because we love The Enclave.

Those of you who were at the Annual Meeting on Dec 27, 2023, will remember that the previous Board Treasurer said two times, "we will have to increase dues". If you read the Budget, we included the 2023 actual budget which was underfunded by over \$350,000 and the 2024 revised approved BUDGET IS \$186,000 UNDER THE ACTUAL EXPENSES FROM 2023.

How we reduced the operating budget from 2023 to 2024:

Credit Card Purchases (2023)-\$40,000.00 -**NO CREDIT CARDS PURCHASES**

Association Services \$127,000- **Replaced with flat rate management contract- \$80,000.00.**

Associa On Call -\$27,000.00 - **Never Coming Back**

Contract negotiations \$38,000.00 - **Board workshops and determination.**

Comcast marketing \$34,400.00 - **A 1 year gift from Comcast.**

**Total Expense reduction \$186,000.00**

Any Homeowner is welcome to sit in and witness our workshops if he or she chooses to do so. All you have to do is e mail the Board at [enclavehoaga@outlook.com](mailto:enclavehoaga@outlook.com) to set this up. Depending on the business on hand, going forward, we will meet on Thursdays from 10am to 3 pm. What Homeowners should know is this has nothing to do with greed, it's the pursuit of the truth and justice for the unauthorized spending that has occurred in the past as well as moving us forward into a healthy financial position.

For your reference and understanding, at the end of the report is a spreadsheet which reflects total account balances from **January 2023** through **December 2023**. At the end of 2023 the Enclave OPERATING and RESERVE COMBINED was \$363,065.25.

In Solidarity,

The Enclave Board of Directors

<b>Enclave Reserve &amp; Operating Account Balances for 2023</b>		
<b>Reserve Accounts</b>	<b>Beginning Balance 1/1/2023</b>	<b>Ending Balance 12/31/2023</b>
Ameris Bank #1008	\$176,749.67	\$0.00
South State #1788	\$149,928.24	\$0.00
PPB #3789	\$6,597.37	\$206,927.32
PPB #789	\$600,486.87	\$302,901.89
Transferred January 2024 from PPB #3789 to operating #1883		(\$200,000.00)
<b>Total Reserve Accounts</b>	<b>\$933,762.15</b>	<b>\$309,829.21</b>
<b>Operating Accounts</b>		
PPB #1883	\$34,684.59	\$53,236.04
Ameris Bank #0314	\$11,905.03	\$0.00
South State Constr #1782	\$54,994.00	\$0.00
<b>Total Operating Accounts</b>	<b>\$101,583.62</b>	<b>\$53,236.04</b>
<b>Total Reserve/Operating</b>	<b>\$1,035,345.77</b>	<b>\$363,065.25</b>

