



Board of Directors Weekly Report

February 9, 2024

Good afternoon, Enclave! As we continue to investigate reserve account depletion and lavish spending, we have reached out to all former Board Directors going back to 2020 and have gained insight and information and expect to receive more in the coming week. As always, we will inform the homeowners of our findings but, as this report is public, it is not prudent for the Board to share specific details at this time.

The Enclave is somewhat of an anomaly for different reasons. 1) The former declarant lowered HOA dues in 2020 and dues have not increased for almost four years even though inflation has been around 3% per year. 2) Increased homeownership has brought in some more money but, with that comes increased usage of ALL things, which increases repair and maintenance costs. An example of this is the cost of electricity as we pay for every streetlight from our entrance throughout the community and all other electrical usage.

This week, we are thanking more helpful homeowners who donated their time to make required repairs and saved us money which is greatly appreciated considering the very high monthly expenses to keep the community safe, beautiful and in working order.

Ray Adams, a licensed electrician, worked on getting lights back on in the main foyer of the clubhouse.

Jeff Amiri and Stephen Guarino repaired the outdoor pool shower (required by Chatham County Health Department for public swimming pools) with assistance from consolidated utilities.

Ed Cinefra and Nancy Muenzfeld are currently working on getting the emergency phone at the pool in working order.

Ben Reyes saved us money by figuring out a way to replace the drainage pump on Egrets Landing Court at no expense to the HOA.

The hot tub (near the splash pad) needed major and expensive repairs. (all of the pipes between the pool house and hot tub need to be replaced due to leaking

mostly caused by the cedar tree and root nubs growing through the existing pipes) It was decided to keep that hot tub closed and possibly turn it into a garden. We have another hot tub at the pool's edge that is heated with propane as the fuel source, and we were told it is in good working order. We feel the cost savings (pipe repair, tree removal, chemicals, and propane) of closing one is worth the benefit under our current financial constraints.

The Board has been working on a revised budget for 2024 (5 revisions thus far) and hope to have if finalized in the next two weeks. We will continue to work in the best interest of the community and making The Enclave a great place to live.

In Solidarity,

The Enclave Board of Directors