

**ST. REGENTS LAKE COMMUNITY ASSOCIATION
SPECIAL ASSESSMENT MEETING
SEPTEMBER 10, 2024**

Call to Order

- The Special Assessment Meeting was called to order at 7:02 p.m. by President Candice Harrington at the Common Area Gazebo on September 10, 2024.

Officers Present

- Candice Harrington
- Darren Moorehead
- Marcie Storts
- Octavia Andrew
- Pam Collier
- Shannon Lawler

Discussion of Special Assessment

- Architectural Control Chair provided an overview of the walkway project including scope of the work, pricing, and estimated construction timeline.
- Residents expressed concern with the Special Assessment amount (\$550) and inquired about payment plan options, late fees, etc.
- Board agrees to payment plans and advised the due date and any late fees are per the Covenants:

**“Special assessments are due within 60 days of passing, and a late charge of 20% is assessed of 120 days past the passage.”
(Reference: Section 6 and 8 of Amended Covenants dated July 1, 2024)**

- Residents expressed concern with the lack of communication and provided recommendations to the Board to improve communication.
- Board agrees to improve communication by providing additional information via email/mail, include pictures for immobile/elderly residents, quarterly newsletter, etc.

Special Assessment Vote

- President provided overview of the voting process and that failure to vote will be recorded as a vote in agreement with the Board’s recommendation on the Special Assessment. Residents who were present at the meeting, and who voted via proxy, were asked not to vote again.
- President conducted the voting process of the Special Assessment; the Secretary did a preliminary tally of the votes (in-person and proxy votes received); President read aloud the vote count; and the Architectural Control Chair seconded.
- **VOTES: 51-32 ***

** At the meeting, the President read aloud the results of 50-32. Several proxy votes were received by the Board after the Sept 9th proxy deadline. The Board met and unanimously deemed the votes as not received by the stated proxy deadline (and the votes were counted in favor of the Special Assessment).
After a recount, the Special Assessment passes 51-32!*

Additional Information

- Additional information regarding the Special Assessment (payment options, due dates, pictures, etc.) will be emailed, mailed, and be made available on the community website at: <http://www.stregentslake.com/>.

Adjournment

- The Special Assessment Meeting was adjourned at 7:58 p.m. by President Candice Harrington.