

**LAKE 'n GOLF ESTATES HOMEOWNERS ASSOCIATION
PRESIDENT'S UPDATE**

This summer we will be replacing the clubhouse roof, and hopefully the boat dock. Because of the increase in annual fees, we are now able to fund these two projects. Each of you should know why we elected to do these projects on relatively short notice. Last year a contractor's estimate indicated the clubhouse roof could last another five years. That opinion was not accurate. The support structure on the dock is failing and becoming a liability issue, and we have worked with several contractors to replace the dock. Details are below.

Late March our insurance company (Tower Hill Insurance) conducted an "insurability and premium inspection". They evaluated the clubhouse and dock, strongly recommending replacement before the next hurricane season.

On March 29, we received a written "recommendation" from Tower Hill Insurance which stated:

"IT IS RECOMMENDED THAT THE INSURED CONTACT A LICENSED CONTRACTOR TO INSPECT THE ROOF OF THE FOLLOWING BUILDINGS TO DETERMINE AGE, USEFUL LIFE, CONDITION AND TO ENSURE THEY CONFORM TO CURRENT WIND CODES. ANY RECOMMENDATIONS, NECESSARY REPAIRS OR REPLACEMENT SHOULD BE MADE AND DOCUMENTED TO US. CLUBHOUSE SEE PHOTOS. This recommendation is to make sure of the condition, type and age of your roof as this has a direct correlation as to the insurability of the building."

We were given 30 days to comply with that recommendation.

On April 5, both roof replacement and dock replacement were discussed at length during the board meeting. If the insurance company would not insure the clubhouse without a new roof, we would have to approve the expenditure of funds on an emergency basis.

Lake 'n Golf By-laws, Article IX (Fiscal Management), paragraph (C): "A long term tangible asset or an expense in excess of ten percent (10%) of the annual budget requires a majority vote of the total membership. Paragraph (E): "Emergency repairs or emergency replacement of existing equipment, to include reserve fund expenditures require a majority vote of the Corporate Board. These expenditures may be charged to the appropriate line item."

On April 13, a contractor was contacted and the roof was inspected.

On April 16, the report was forwarded to the insurance company, stating there was no useful life left in the roof.

On April 19, our insurance company informed us they would not insure the clubhouse unless the roof was replaced. We were given until May 1, 2018 to comply, but were granted a 30-day extension to accomplish the work. Replacing the clubhouse roof had now become an emergency.

On April 19, notices of a special meeting of the Corporate Board were posted and all board members notified.

Lake 'n Golf By-laws: Article X of states "Special Meetings of the Corporate Board shall be held when called by the President of the Board or any two (2) members of the Board after not less than three (3) days notice to each board member, or by unanimous consent by the Board."

On April 24, the meeting was held. The purpose was to approve the funding needed. The amount approved was \$32,000 for a metal roof and any repair necessary. (Recall at the annual meeting last year the vote was 107 to 13 in favor of a metal roof.) Owners that attended that meeting selected the color. A contract was then signed to replace the roof and the insurance company was so notified. Estimated start time for replacement is May 21.

In November, at the General Membership Meeting the vote to approve \$14,000 to replace the dock was 129 to 17. The actual bid was \$14,830 and we had planned to dispose of materials ourselves to reduce the funds needed. However, the dump site will not accept treated lumber. Therefore, we could not reduce the total cost.

On April 5, an additional \$830 was approved to cover the total cost of dock replacement. At this time estimated start date is not determined.

It's been my experience that what actually took place and what is rumored to have happened in the park tend to differ as the stories are retold. This letter is intended help prevent that from happening and to let each of you know how and why the decisions were made to expend the funds for these two major projects.