

Dear Fellow Corrotoman By The Bay Property Owner,

We need "your Vote" of support for your CBTB Association.

Do you remember buying gasoline for below \$1.20 a gallon?

That was back in 1997, and today, the average is \$2.40 per gallon, down from \$3.60! We all would love a price freeze on all our expenses but Corrotoman By The Bay has the same cost increases and budget challenges as you do in your own home and lives.

Is it realistic to expect continuous maintenance of our ongoing assets without an increase in 20 years? Of course not.

Oh, you say, it's just our board wanting to increase our dues again. Yes and No. An independent committee of non-board member property owners* recommends CBTB increase the annual assessment to \$180 per lot. How did they determine this? They surgically analyzed the operating expenses and replacement reserve requirements of our community and recommend this amount. Their complete finance report is available on the CBTB web site:

www.corrotomanbythebay.org. The board supports their recommendation and now asks for your support, too.

Expenses have increased over 20 years. Things wear out. New owners move in and join other owners who value what CBTB offers including common grounds, non-state roads, clubhouse, pool, tennis/pickleball courts, golf course, playground equipment, basketball court, shuffleboard, horse shoes, ping pong, boat slips, kayak rack, and boat ramp.

We recently completed two huge renovation projects: the swimming pool and tennis/pickleball courts. Both were done using funds from Capital Reserve Special Assessments. The money to maintain our property has to come from somewhere and an expected annual assessment amount is better than an unexpected special assessment. The finance committee says our wonderful amenities can be properly operated and their replacement planned for on the \$180 annual assessment fee. Simply — Your vote to increase the annual assessment to \$180 is critical to keeping CBTB functioning properly!

Please vote in support of the annual assessment by returning the proxy you have received by mail or the proxy (available on our web site) to Rivers Accounting by November 16, 2016 or bring your proxy to the special meeting at 9 AM on November 19, 2016 to the CBTB clubhouse.

It's time to move our community forward to 2017 instead of being stuck in 1997.

Thank you,

Robert Bennett
President of CBTB Association, Inc.
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*Finance committee members are: Bill Ehlman, Committee Chair, Craig Adler, Neal Garner, Rebecca Nelson, Vicki Bartlett, CPA. Ex-officio board members: Cristian Shirilla and Sam Longstreet, CBTB Treasurer.