

The board has been very busy understanding this business we call our HOA. While we have been seeking additional documentation and details for many large projects we have had in the past, we have also been onboarding a new community management company. I'd like to inform you that we evaluated 5 management companies and have selected Cedar Management Group (CMG). This is a 15-year-old company based in Charlotte but has an office in downtown Greenville. This selection was made on overall value, in addition CMG was one of the few companies that did not charge us for many back-office processes. Additionally, CMG has an interactive website we will be using as a community to enter ACC forms, poll neighbors, self-manage our personal accounts and much more.

Reminder: Now that we have a new management company, this is a good time to refresh your knowledge on our HOA rules. We recommend a review of our covenants & by-laws. The 'Planter's Row in a Nutshell' doc has a quick reference of some things. We will be reposting this to our existing website @ www.plantersrow.net.

While we are currently in a transition period until August 1, 2020, CMG has asked us to share this: "**You will be receiving a welcome letter from Cedar Management in the coming weeks. Please DO NOT CALL them until you get this packet, as they will not be prepared to answer your questions.**"

Our existing website: (www.plantersrow.net) We have been challenged to share information out to you all. To be clear, our website was compromised by a disgruntled neighbor that had admin access. Unfortunate. I apologize for this, but this hampered our ability to get quick info to you. I want to thank Sharon Bragman and Shane Cunningham that came to our rescue to get it to a functional state again. We were not able to rebuild it to its previous glory. We also lost content. Until we fully understand what CMG's website will do for us, we will use the existing www.plantersrow.net page for posting common documents we all need to get to. This includes the ACC form, Pool waiver to name a few. The Email to president@plantersrow.net does work and it redirects to me, your president.

Facebook (Fb): The only currently HOA sanctioned Fb page is the "Planters Row Mauldin". There is a question on this page we ask you to populate that tells us where you live within. In the days ahead, we will be scrubbing names that do not appear to live here anymore so this space is just for active neighbors (and renters).

Expenses: While we are still learning information about our HOA, we have suspended all non-essential costs until the time we can make proper informed decisions. We have stopped the maid service that cleaned the clubhouse and also stopped the painting of 'cool deck' in the pool area. Many of you may have volunteered in past projects. We have warranty situations we need to act on, else we need to pay again to fix things. We currently have no information on the following past projects where we seek details: Pool deck painting, Kitchen furniture, Pool furniture, Tennis Court refurb, Camera system, Clubhouse build and the MHS petition project. I ask you to share any info you may have. We are seeking Who did the work, What warranties we may have, Where were things purchased and costs for the same.

6/17 Special meeting information/Explanation – The board used the special meeting to gather us as neighbors. This COVID-19 thing is a sticky situation, and to get the best information, I have had many consultations with our lawyer to ensure we follow proper protocols and process. As I have noted before, I do not take this topic lightly. The current board sought to continue what the previous board was trying to do, which was to push a vote to its members to understand their wishes. This meeting was an Informational or non-Binding Referendum meeting.

The special meeting was called as a way to collect all of your feedback and help the board make a decision. With the law guidance, we did make the 20% quorum. Note this was actually not needed in this situation, since we used this special meeting mechanism to gather your feedback as we had no other way to do this easily.

We had 51 households present at the meeting. With votes and proxies, we had 114 households present. As you can see if in the final counts not all voted but a majority was clearly understood. This equates to only 21 percent of our community offering their opinions. There were 6 late entrants not counted. So about 436 or 78.4% did nothing.

Note the below counts are different from the email sent to the lawyer. From his response, the updated info is below.

The final people's count vote looked like this:	Total Votes	Yes	No
Playground	108	91 (84%)	17
Tennis Courts	111	105 (95%)	6
Pool	109	93 (85%)	16

Per our lawyer, quorum was met @114 members. Again, since we were using this special meeting to solicit the member's feedback, a quorum was not required. If this were a formal meeting, a quorum would have been required, before the vote would be taken and results officially counted. In the case of the 17Jun2020 7pm meeting, we collected feedback that was used to inform the board on the neighbor's wishes on how to proceed. We used this feedback to determine the voice of the neighborhood. Remember, the amenities are the responsibility of the board, we were asking for feedback to make a better decision on a very difficult topic.

As an FYI, if we held a 'Binding Referendum' vote, this would cede the board's authority to its members. While meetings like these can occur, they are not normal. For instance, if we had such a meeting it would need to have been clearly noted in the (1) Board's minutes to call such a mtg (2) detailed in the Proxy and notices for the mtg and (3) should contain parameters such as a 'good until end date'. Otherwise, this decision, if valid, would have been permanent and would have legally empowered the households to maintain control over all items within the vote regarding the Playground, Pool or Tennis Courts. Anytime the board would need to make a change to one of these properties, the board would need to request a vote of its members to get anything done. A 'binding referendum' meeting should have a set of parameters that would expire or the homeowner control would remain in force until it was voted back to the board at a later time. I find this quite interesting, but this is not what we did in this situation. I wanted to share this additional legal information as we had heard some raising concerns about how and which type of meeting was held. We owed you this explanation.

Additionally, shared by our lawyer, our country and our community are both a "representative democracy". Therefore, as your representatives, we are voted in and make decisions on your behalf. If we required a full vote on each issue, we would never get anything accomplished.

From the many legal check points, all of your questions have made me learn a lot more. I will still seek legal guidance whenever prudent to do so. Please note that each time we call on our lawyer, we may each pay about .75 cents (\$350/hr) to get replies. This is sobering. We will always be cognizant of such costs in our decisions.

***Please note our Lawyer's letter and email response from 6/17 special mtg post meeting clarifications.**

Go-No-Go Decision: With your voice, we have elected to open the neighborhood facilities, but there may be a time to reverse such a decision. We will be following closely the Greenville County Parks Recreation guidelines. If the city of Mauldin is more restrictive, we will abide by those guidelines. For instance, the local YMCA's have their playgrounds closed, but Gvl Co has them open, so we have ours open.

Volunteering: In turbulent times, we have a positive spike in volunteerism. We have a record number of folks right now working hard to do great things. One of our committees will be to address a 'punch list' fix-it items where we may be able to have volunteers save us money. This also has us coming together to build neighborly connections.

Word of the day: Neighborly - When you are neighborly, you are friendly and helpful to the people who live in your neighborhood. A neighborly gesture might be shoveling the snow for another.

In closing: Soon we should have a better ability to get more information to you and be transparent to the day to day items we are working on. If there is anything that you need in the meantime, please reach out to us @ PlantersRow.SC045@gmail.com until this guidance is updated.

I hold you each accountable to support your neighbors and this neighborhood. We are a HOA company of 556 members and your combined help will allow us to prosper. We need to grow each of our relationships at least to wave and say hi. May we show empathy and take time to listen to each other.

-George Dowling, your Planter's Row HOA President