

Cambridge Lakes Homeowners Association
c/o Ravenel Associates, Inc 960 Morrison Drive, Suite 100
Charleston, SC 29403

October 19, 2018 VIA

EMAIL ONLY TO

beth@BethSantilliLaw.com

Beth Santilli 941 Houston Northcut Blvd., Suite 204
Mt. Pleasant, SC 29465

RE: Issues for the Board of Directors of Cambridge Lakes HOA

Dear Ms. Santilli,

The Board of Director is in receipt of your letter dated October 12, 2019. The Board will need more time to discuss the issue of dogs with legal counsel before providing clarification on this issue. The dog waste on the property is a constant battle for any neighborhood. The Board cannot send violation letters and fines without being able to identify the owner. This cannot be accomplished by visual identification of dog waste. The Board of Directors has the authority to enter into contracts on behalf of the Association and they are ultimately the ones who choose the professionals that perform work at Cambridge Lakes. The monthly landscape contract is paid for from the operating account and any landscape upgrades would be paid from the reserve account. The Board has no legal obligation to self-impose a limit on spending as requested by Mr. Christodal.

The easement agreement was signed by former Board President Jeremiah Morrison. The was no monetary compensation given to Cambridge Lakes for the easement agreement.

The Board has discussed the use of security cameras.

The Board has no legal authority to require a standard lease agreement and homeowner's have no obligation under the current Master Deed to use a standard lease agreement.

The number of board members for any given year is decided at the Annual Membership Meeting as prescribed in the Master Deed, Section 17. The board follows the By-laws for all meeting notices. Proxies are mailed with the Annual Meeting Notice to all homeowners. The names of the current board members are listed on the proxy and a space is provided for a write in proxy holder. The proxies are not a ballot or a candidate form. Mr. Christodal's name cannot be added to the proxy. As for those matters for which you have requested that we inform you of the process for placing the particular matter on the agenda for a vote, it is not entirely clear what specifically your client wants the owners to vote on. However, the Association's legal counsel has advised us that it is too late to add any such matters to the agenda for the October 29, 2018 annual meeting. The S.C. Nonprofit Corporation Act (S.C. Code Section 33-31-705(e)) provides a process by which owners can request that certain matters be placed on the agenda of an

owners' meeting. However, such a request by an owner must be received by the Secretary or President of the Association at least ten days before the notice of the meeting is sent to the owners. Moreover, this same code section requires that certain matters (such as proposed amendments to the Association's governing documents) be included in the notice of the meeting that is sent to the owners. Therefore, because we are unable to provide proper notice to the owners, we cannot include the matters outlined in your letter on the agenda for the meeting.

Regards,

Martha Williamson
Cambridge Lakes Board President