

Cambridge Lakes Annual Meeting



**Thursday, November 7, 2019
6:00 pm at the Mt. Pleasant Library**

CAMBRIDGE LAKES HOMEOWNERS ASSOCIATION

2019 ANNUAL MEETING

AGENDA

1. Call to Order
2. Certification of Quorum
3. Reading and Approval of the 2018 Annual Meeting Minutes..... 1-2
4. Report of the President..... 3
5. Financial Report..... 4-9
6. New Business:
 - A. Review of the 2019 Approved Operating Budget
7. Board Member Elections:
Expiring Positions: Ms. Honora Pulley, Mr. Adam James and Ms. Debbie Chavis 10-13
8. Open Forum..... 2 min per question
9. Adjournment

Cambridge Lakes Home Owners Association 2018 Annual Meeting Minutes

The annual meeting of the Cambridge Lakes Homeowners Association was held at the Mt. Pleasant Branch of the Charleston County Library System, 1113 Mathis Ferry Road in Mt. Pleasant on Monday, October 29, 2018 at 6:00pm.

The meeting was called to order at 6:05pm by President, Martha Williamson.

Property Manager, Julie Maranville, certified with 62% of the members represented in person or by proxy the quorum requirement had been met.

Board of Directors present included: Martha Williamson, president; Nora Pulley, vice-president; Kim Jackson, treasurer; Debbie Chavis, secretary; and Adam James, director. Also, present was Attorney, Capers Barr IV of Barr, Unger and McIntosh, LLC.

Ravenel Associates was represented by Community Manager, Julie Maranville and Sally Wackym.

Ms. Williamson invited owners to read the minutes from the 2017 Annual Board Meeting. A motion by Phyllis Gildea to approve the minutes was seconded by Bambi McGraw. There was no opposition.

President Williamson welcomed homeowners and thanked board members for the time and effort they have given this year. She read aloud the President's report.

Julie Maranville presented the Manager/ Financial reports as included in the annual report.

Several questions came from the floor. The number of telephone lines in our complex seemed excessive but was explained by Ms. Maranville. The call boxes at entry doors require a line as well as the fire alarm systems, the elevators, the pool, and the clubhouse.

Jerry Morrison suggested that an email be sent out to explain how to use the call box.

Bud Thatcher proclaimed that there have been no improvements to the community since he bought his unit. He wanted to know what he was getting for his monthly regime fee. He wants a controlled access system which his company sells.

George Christodol doesn't understand why the clubhouse cannot be left unlocked for resident use. He and Mr. Thatcher advocate for a fob system for the clubhouse.

Ann Montgomery is concerned about security when it is dark, and she walks her dog at 6:00 every morning.

Jerry Morrison would like to have an open forum with homeowners allowed to attend monthly meetings.

At the direction of the President and the Community Manager participants were asked to hold their concerns until later so the business of the Association could be resolved.

Ballots to determine the number of members that would comprise the 2019 Board of Directors were distributed.

There was discussion from the floor of how the proxy system operated and how many proxies the board members held compared to other attendees. Also, there was an appeal for a 7-member Board.

The vote of the membership determined that there would be 5 members on the Board of Directors during 2019. Since there are only 2 seats open on the Board only 2 members will be elected.

At this point in the meeting Secretary, Debbie Chavis, had to leave.

Ms. Martha Williamson, President, ask those running for a Board seat to please stand up and introduce themselves.

The members who stood and introduced themselves were Jerry Morrison, L.D. Thatcher, Martha Williamson and George Christodal.

Ms. Maranville, community manager, passed out the voting ballot and noted the number of proxies for each member of the community. After allowing time for the proxies to be completed, they were collected and turned them over to Sally Wackym, of Ravenel Associates and Phyllis Gildea, homeowner, for counting.

Ms. Maranville announced the results of the voting. Ms. Martha Williams and Mr. Jerry Morrison were elected to the Board for 2019.

Open Forum

There was a motion from Phyllis Gildea to have open board meetings, Barbara Schwartz seconded the motion. The motion carried by majority. The change to open board meetings would require an amendment to the governing documents. The motion is not binding to the Board.

Among the other items discussed during the open forum were pet owners, squirrels on the buildings, and security issues.

With no further business before the Board, the meeting was adjourned at 7:45 pm, as required by the library

Respectfully Submitted.
Debbie Chavis, Secretary
Julie Maranville, Community Manager

2019 Cambridge Lakes Annual Meeting
President's Report

Welcome, fellow Cambridge Lakes Homeowners, to our Annual Meeting. Thank you for taking the time out of your busy schedules to attend this year's meeting.

At this time, I would like to thank the entire board for their time and service to our community. It has been a very busy and interesting year. I would also like to recognize Gloria Morrison. She takes care of maintaining the planters and ferns at the clubhouse. Thank you for all your time and effort.

I would ask for a moment of silence to recognize the homeowners we have lost this past year. They are Mr. Alan Bistras, Mrs. Jane Thompson and Mrs. Doris Skuhra.

This year the board, working together and along with the valued and appreciated assistance of our community manager Julie Maranville, was able to accomplish a large number of goals. The porches have all been cleaned, painted and re-screened. Brackets and wood were replaced as needed. A new well has been added which allowed the water levels to rise and be maintained at a higher level thus making the appearance of the ponds more cosmetically appealing. Landscaping around the entrance, clubhouse and buildings A and B were completed. Pool repairs were performed in the spring before pool opening. All roofs were inspected. Gutters were cleaned on the clubhouse and buildings A-E. Speed limit signs were posted in an attempt to slow drivers speeding through the community. The parking sticker program was updated with new ones valid for 3 years. The deposit for use of the clubhouse was revoked for easier access for resident's use. There were many other items too numerous to mention. We had some storm damage from the recent hurricane that needed immediate attention and the fence will be repaired next week. As you can see, this was a very busy and productive year. I want to thank you all for your patience as we have made these improvements to make Cambridge Lakes Community a wonderful place to live.

Nora Pulley
Board President
Cambridge Lakes

Cambridge Lakes HOA 2019 Annual Meeting Financial Report

Operating Fund:

Cambridge Lakes HOA uses the fund method of accounting which requires funds, such as operating funds and funds held for future major repairs and replacements, be classified separately for accounting and reporting purposes. Fund accounting is helpful in segregating funds which have been designated for special uses. Funds in the operating fund are generally for operating expenses. Funds in the reserve fund are designated for capital repairs and improvements.

The Regime maintains its cash balances at financial institutions where accounts are secured by the Federal Deposit Insurance Corporation up to \$250,000 per depositor.

The balance in the Operating Account on November 6, 2019 was \$29,180.42.

Please see the Balance Sheet for the operation fund attached.

Reserve Fund:

The Capital Reserve fund is to be used for capital expenditures such as the repair and replacement of common area irrigation, entrance signs, sidewalks, hallway carpeting, interior painting, pool resurfacing, roofing and, storm repairs just to name a few.

Through careful planning the Board of Directors has been able to self-finance the insurance since 2014. We are no longer wasting money on finance charges and instead paying ourselves back each month through a regular payment to the Reserve Account.

Cambridge Lakes contributed \$88,500 to the Reserve Account in 2019 and will contribute \$91,200 to the account in 2020 as directed by the Reserve Study from 2014. In January 2019 there was a total of \$854,203.75 in the Reserve Account. The balance in the Reserve Account on November 6, 2019 was \$658,588.11

The Reserve Expenditures for 2019 were:

Bidding and Negotiations of Landscape Improvements - \$600.00

Replace pool motor \$700.00

New well point and pump - \$6,500.00

Repair interior of pool - \$1,500.00

Landscape Renovations - \$115,383.90

Porch Renovations - \$137,572.99.

Original bid was \$131,288. Plus, the expense of the brackets. The bracket costs were \$5, 284.99, these brackets were approved by a structural engineer at the contractor's expense.

TOTAL Spent from Reserve Accounts \$262,256.89

This fund is also available for emergency needs such as storm clean up.

Please see Reserve Account Balance Sheets Attached

Delinquent Accounts:

There are only two (2) significant delinquencies in Cambridge Lakes. The Board of Directors has pursued all legal remedies to collect those funds. Both accounts now have "Confession of Judgements", against the owners

Late letters continue to be sent to owners at 30, 60, and 90 days. After 90 days, at 100 days all delinquent accounts are turned over to the Associations attorney for collection. The legal fees for collections are billed back to the delinquent owners account.

Real Estate Sales for 2019:

The Approved Operating Budget for 2020 is attached for your review. There was an increase of \$6 this year mostly because of the increase in Insurance and Reserve Contribution Level.

Real Estate Sales for 2019:

There have been five (5) sales at Cambridge Lakes this year. The prices have ranged from a low of \$210,000 to a high of \$283,600. The average sales price for 2016 was \$195,000; in 2017 it was \$225,500; in 2018 it was \$232,800; and in 2019 the average sales price is \$233,320. The community collected \$5,833.00 in working capital contributions so far this year from closings.

Insurance:

The agent for the 2020 policy is Mr. Paul Steadman with The Steadman Agency. If you have any questions regarding the insurance coverage, or you need to request a certificate of insurance for your lender, you may contact them at 1-800-549-7770 or email your request to customerservice@steadmanagency.com

7

The carrier is AmRisc. The deductible for Earthquake is 2% per building, 2% per building on Wind & Hail Named-Storm, \$25,000 per occurrence for All Other Wind, and \$5,000 per occurrence for All Other Perils. Some additional coverage this year includes \$100,000 for sewer back-up, \$25,000 for trees, shrubs, plants and lawns, and \$25,000 for walks, fences, irrigation and signs.

All Other Perils would include fire, freeze and water damage. Water damage includes events such as an overflowing dishwasher which would be sudden and accidental. The policy does not cover slow seepage. This makes routine maintenance such as cleaning the A/C condensation line, inspecting the hot water heater and pan, updating the water lines to the ice maker and washer to braided steel and regular replacement of the wax toilet seal critical. Please remember when making a claim on the Master Policy, the deductible is the owner's sole responsibility. This should be taken into consideration when purchasing your interior insurance coverage. Owners are requested to purchase full coverage for the interior of their home including contents, betterments and improvements, and liability. Your insurance agent is best suited to explain these and other policy options.

Communications:

If your address has changed, you have a new emergency contact or wish to share an email address, please feel free to call our community manager, Julie Maranville at 843-266-3905 or email her at jmaranville@ravenelassociates.com. Email is a great way to increase communication without increasing costs.

Balance Sheet Report
Cambridge Lakes HOA
Operating Fund
As of September 30, 2019

	<u>Balance Sep 30, 2019</u>	<u>Balance Aug 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Operating Assets			
1015 - Cash-SunTrust-Operating	17,677.44	31,625.05	(13,947.61)
1300 - Accounts Receivable	69,395.63	68,103.18	1,292.45
1500 - Allowance For Doubtful Accounts	(27,406.32)	(27,406.32)	0.00
1610 - Prepaid Insurance	18,186.27	24,248.36	(6,062.09)
1620 - Prepaid Taxes	123.00	123.00	0.00
1630 - Prepaid Other	105.00	105.00	0.00
Total Operating Assets	<u>78,081.02</u>	<u>96,798.27</u>	<u>(18,717.25)</u>
Total Assets	<u>78,081.02</u>	<u>96,798.27</u>	<u>(18,717.25)</u>
<u>Liabilities</u>			
Operating Liabilities			
2000 - Accounts Payable	6,960.18	360.60	6,599.58
2010 - Accrued Other	0.00	7,295.67	(7,295.67)
2025 - Unapplied Assessment Payments	10,161.18	11,329.16	(1,167.98)
2140 - Operating Due to Capital Reserve	18,186.27	24,248.36	(6,062.09)
Total Operating Liabilities	<u>35,307.63</u>	<u>43,233.79</u>	<u>(7,926.16)</u>
Total Liabilities	<u>35,307.63</u>	<u>43,233.79</u>	<u>(7,926.16)</u>

Balance Sheet Report
Cambridge Lakes HOA
Operating Fund
As of September 30, 2019

	<u>Balance Sep 30, 2019</u>	<u>Balance Aug 31, 2019</u>	<u>Change</u>
<u>Owners' Equity</u>			
Operating Equity			
3130 - Prior Year Fund Balance	60,048.36	60,048.36	0.00
Total Operating Equity	<u>60,048.36</u>	<u>60,048.36</u>	<u>0.00</u>
Total Owners' Equity	<u>60,048.36</u>	<u>60,048.36</u>	<u>0.00</u>
Operating Fund Income / (Loss)	<u>(17,274.97)</u>	<u>(6,483.88)</u>	<u>(10,791.09)</u>
Total Liabilities and Owner Equity	<u><u>78,081.02</u></u>	<u><u>96,798.27</u></u>	<u><u>(18,717.25)</u></u>

Balance Sheet Report
Cambridge Lakes HOA
Capital Reserve Fund
As of September 30, 2019

	<u>Balance Sep 30, 2019</u>	<u>Balance Aug 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Capital Reserve Assets			
1802 - Cash-SunTrust-Reserve	275,161.87	260,291.58	14,870.29
1803 - Cash-Alliance Bank-Reserves	36,713.84	36,699.97	13.87
1808 - Cash - Southern First	226,825.63	226,788.35	37.28
1809 - Cash - First Citizens	106,394.64	106,390.27	4.37
1820 - Capital Reserves Due from Operating Fund	18,186.27	24,248.36	(6,062.09)
Total Capital Reserve Assets	<u>663,282.25</u>	<u>654,418.53</u>	<u>8,863.72</u>
Total Assets	<u>663,282.25</u>	<u>654,418.53</u>	<u>8,863.72</u>
<u>Owners' Equity</u>			
Capital Reserve Equity			
3800 - Capital Reserves - Beg Year Balance	854,203.75	854,203.75	0.00
Total Capital Reserve Equity	<u>854,203.75</u>	<u>854,203.75</u>	<u>0.00</u>
Total Owners' Equity	<u>854,203.75</u>	<u>854,203.75</u>	<u>0.00</u>
Capital Reserve Fund Income / (Loss)	<u>(190,921.50)</u>	<u>(199,785.22)</u>	<u>8,863.72</u>
Total Liabilities and Owner Equity	<u>663,282.25</u>	<u>654,418.53</u>	<u>8,863.72</u>

**CAMBRIDGE LAKES
APPROVED OPERATING BUDGET 2020**

INCOME	2019 Approved	8 Months Actual 4 Month Forecasted	2020 Approved
<u>OPERATING:</u>			
Regular Assessments	309,745.00	309,745.00	319,695.00
Late Fees	2,000.00	2,100.00	0.00
Comcast Royalties	4,400.00	4,400.00	0.00
Interest on Operating/Reserve	0.00	1,197.00	0.00
Working Capital Income	5,000.00	5,000.00	5,000.00
Miscellaneous Income	0.00	1,555.00	0.00
TOTAL OPERATING REVENUE	321,145.00	323,997.00	314,695.00
<u>RESERVE FUND CONTRIBUTIONS:</u>			
Capital Reserve	88,500.00	85,800.00	91,200.00
TOTAL RESERVE CONTRIBUTION	88,500.00	85,800.00	91,200.00
TOTAL HOA INCOME	409,645.00	409,797.00	405,895.00
<u>EXPENSES</u>			
Stationary & Office Supplies	1,100.00	1,000.00	1,100.00
Postage	650.00	635.00	650.00
Management Fee	24,552.00	24,552.00	24,552.00
Board Meetings	700.00	650.00	700.00
Legal - Lien Fees	2,700.00	2,500.00	2,700.00
Federal Income Tax Expense	75.00	330.00	250.00
State Income Tax	25.00	56.00	50.00
Tax Preparation	425.00	415.00	425.00
Miscellaneous Expense	1,000.00	900.00	1,000.00
Insurance Expense	73,000.00	73,000.00	83,000.00
Bad Debt Expense	500.00	0.00	500.00
Maintenance	35,000.00	40,000.00	35,000.00
Elevator Maintenance	8,600.00	8,672.00	8,700.00
HVAC Maintenance	1,000.00	1,000.00	2,500.00
Electricity	35,000.00	27,500.00	30,000.00
Telephone	9,600.00	12,196.00	12,200.00
Pest Control	1,528.00	1,528.00	1,528.00
Termite Bond	1,340.00	1,340.00	1,340.00
Janitorial Contract	20,600.00	20,600.00	20,600.00
Refuse Collection	12,000.00	17,467.00	15,000.00
Fire Alarm Contract/Repairs	7,200.00	14,000.00	9,000.00
Pool Contract	8,400.00	8,400.00	8,400.00
Pool Expense	750.00	500.00	750.00
Water-Irrigation	23,000.00	24,000.00	24,000.00
Irrigation Maintenance	250.00	0.00	250.00
Landscape Maint. Contract	36,000.00	36,000.00	35,000.00
Landscape Maint. Misc	1,000.00	650.00	500.00
Reserve Contribution	88,500.00	88,500.00	91,200.00
TOTAL EXPENSES	398,245.00	406,391.00	410,895.00
TOTAL MONTHLY FEE			325



Ravenel Associates

BOARD OF DIRECTORS CANDIDATE NOMINATION FORM CAMBRIDGE LAKES HOMEOWNERS' ASSOCIATION

An election for the Board of Directors will be held this year. There are between 3 to 5 positions open on the Board this year. If you would like to be considered for a vacancy on the Board, please complete this application and return it no later than October 28, 2019. You may return the form by mail, email or fax number below.

PLEASE NOTE THAT THIS INFORMATION WILL BE SHARED WITH THE MEMBERSHIP IN ORDER FOR THEM TO MAKE AN INFORMED DECISION CONCERNING WHOM THEY WISH TO ELECT TO THE BOARD OF DIRECTORS. AS SUCH, PLEASE PRINT YOUR RESPONSES CLEARLY AND LEGIBLY.

Name: Debbie Charis Cambridge Lakes Address: 1405 Bldg A

(1) Brief Biography: My family moved to Columbia when I was 13. I married there, had 2 children, and taught school for 32 years. I moved to Cambridge Lakes because I found the perfect place to spend my retirement years.

(2) Board of Directors Experience: I became a Board member in Nov. 2013 because I wanted to be involved in the efforts to maintain our community. I have served as secretary for 3 years

(3) Business- or Job-Related Activity / Experience: I am a teacher. I thrived on the planning, facilitation of those plans in directing the learning of ~~our~~ the most precious resources - I collaborated with parents, coworkers supervisors and community groups.

(4) I believe I would be an asset to the Board of Directors because: I have knowledge of how a board works, how to cooperate to get things accomplished, and the will to do whatever is necessary to improve our community.

(5) I have been an Owner in Cambridge Lakes since: July 2013

Debbie W Charis
Signature

10-28-19
Date

dwcharis@gmail.com
Email Address

Fax Number



Ravenel Associates

BOARD OF DIRECTORS CANDIDATE NOMINATION FORM CAMBRIDGE LAKES HOMEOWNERS' ASSOCIATION

An election for the Board of Directors will be held this year. There are between 3 to 5 positions open on the Board this year. If you would like to be considered for a vacancy on the Board, please complete this application and return it no later than October 28, 2019. You may return the form by mail, email or fax number below.

PLEASE NOTE THAT THIS INFORMATION WILL BE SHARED WITH THE MEMBERSHIP IN ORDER FOR THEM TO MAKE AN INFORMED DECISION CONCERNING WHOM THEY WISH TO ELECT TO THE BOARD OF DIRECTORS. AS SUCH, PLEASE PRINT YOUR RESPONSES CLEARLY AND LEGIBLY.

Name: George M. Christodoulakis Jr Cambridge Lakes Address: 1481

(1) Brief Biography: A real estate developer, builder and property manager for over four decades, I am also an army veteran of three years in Germany with the eighth division airborne. After honorable discharge I traveled for a year before marrying in 1966 and starting a family. Then, in January of 1969 we went off to college in Washington State, where I earned a full BA in political science by May 1971.

My real estate career began back in New England: I created the position of land acquisition & development for Medico Associates, a rapidly growing nursing home group, until I struck out on my own in 1974. I went on to build and/or develop nearly 1000 single-family homes and apartments across Massachusetts and Rhode Island, owning and operating nearly 100 units of apartments in Boston itself. I moved to Charleston permanently in 1991 and began building and developing single-family housing in Mount Pleasant, James Island, Charleston, and Summerville. I have since developed and/or built over 700 apartments, condominiums, townhomes and single-family houses combined – including of course, Cambridge Lakes.

(2) Board of Directors Experience: I currently serve as president of the Wentworth & Meeting HOA board of directors. Wentworth & Meeting HOA has nine condominium units and approximately 4000 ft.² of commercial space. Previously, I was the executive secretary of the American Society of Law and Medicine from 1972 thru 1975.

(3) Business- or Job-Related Activity / Experience: I am a licensed residential builder in South Carolina and held residential and commercial licenses in Massachusetts and Rhode Island. I currently own and operate two Mobile Home Parks in the Charleston area, as well as single-family homes in West Ashley, James Island, and North Charleston.

(4) I believe I would be an asset to the Board of Directors because: of my extensive experience and the fact that *I actually designed and developed Cambridge Lakes!* Property maintenance, management and construction are my expertise. I am very proud of this place we all call home, and I very much want to help increase its beauty, livability, and value.

(5) I have been an Owner in Cambridge Lakes since: 2001 - I was the first owner in Cambridge Lakes.


Signature

10/29/19
Date

George@George2.com
Email Address

Fax Number

Ravenel Associates, Inc.
Condominium and Homeowner's Association Management Services
960 Morrison Drive, Suite 100, Charleston, SC 29403 / 3730 Betsy Kerrison Parkway, Suite 2, Johns Island, SC 29455
Telephone 843.768.9480 Fax 843.768.5047

CAMBRIDGE LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
CANDIDATE NOMINATION FORM
CAMBRIDGE LAKES HOMEOWNERS' ASSOCIATION

An election for the Board of Directors will be held this year There are between 3 to 5 positions open on the Board this year. If you would like to be considered for a vacancy on the Board, please complete this application and return it no later than October 28, 2019. You may return the form by mail, email or fax number below.

PLEASE NOTE THAT THIS INFORMATION WILL BE SHARED WITH THE MEMBERSHIP IN ORDER FOR THEM TO MAKE AN INFORMED DECISION CONCERNING WHOM THEY WISH TO ELECT TO THE BOARD OF DIRECTORS. AS SUCH, PLEASE PRINT YOUR RESPONSES CLEARLY AND LEGIBLY.

Name: Kim MAGRAW Cambridge Lakes Address: 1459

(1) Brief

Biography: 17 year resident of S.C. Recently retired from 30 years in printing & components, and opened Vivid Sign & Design in 2018 in Mt Pleasant.

(2) Board of Directors Experience: Currently serving on two Industry Association Boards & committees (SGIA), Served previously with Cambridge HOA.

(3) Business- or Job-Related Activity / Experience: From a Division President National Sales Mgr. & Recently National Operations Mgr with GMN Seattle, WA.

(4) I believe I would be an asset to the Board of Directors because: Focus on Budget, Maintenance Planning, and Increased Value to our Condos. Good Finance background and exp on Board.

(5) I have been an Owner in Cambridge Lakes since: 2013


Signature

10/17/2019
Date

kimmagraw@gmail.com
Email Address

Fax Number

CAMBRIDGE LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
CANDIDATE NOMINATION FORM
CAMBRIDGE LAKES HOMEOWNERS' ASSOCIATION

An election for the Board of Directors will be held this year There are between 3 to 5 positions open on the Board this year. If you would like to be considered for a vacancy on the Board, please complete this application and return it no later than October 28, 2019. You may return the form by mail, email or fax number below.

PLEASE NOTE THAT THIS INFORMATION WILL BE SHARED WITH THE MEMBERSHIP IN ORDER FOR THEM TO MAKE AN INFORMED DECISION CONCERNING WHOM THEY WISH TO ELECT TO THE BOARD OF DIRECTORS. AS SUCH, PLEASE PRINT YOUR RESPONSES CLEARLY AND LEGIBLY.

Name: Leon (Bud) Thatcher Cambridge Lakes Address: 1513 Cambridge Lakes Dr

(1) Brief Biography: Retired 12 years and currently am a consultant to the security and monitoring Industry for the past 12 years. Developed, maintain and administer 3 public websites

(2) Board of Directors Experience: Experience with managing organizations, budgets, personnel, product development from drawing board to finish product and bringing to market. Chairman of Jackson Township NJ Zoning Board for 8 years

(3) Business- or Job-Related Activity / Experience: Executive management of Marketing and sales of personnel for major Manufacturers ie: RCA, Whirlpool. Westinghouse, Panasonic,

(4) I believe would be an asset to the Board of Directors because: Have 45 years of Management and operational experience dealing with budgets planning and executing strategies developing and completing planned targets and goals.

(5) I have been an Owner in Cambridge Lakes since: Since 2013

Leon Thatcher

Signature

Email Address

10-22-19

Date

Fax Number