

NORTH BRANDON SHORES HOMEOWNERS ASSOCIATION, INC.

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April 19, 2021

Dear Neighbors:

As the date for our annual meeting approached, we considered Executive Orders 1549 and 1550, current CDC guidelines, the logistics of an outdoor meeting with the potential for inclement weather, and our neighbors who will be unable to attend due to their age or pre-existing health conditions. After much thought, we have decided to send this informative letter in lieu of an in-person meeting.

Enclosed you will find minutes with the letter dated March 27, 2020 attached, a budget report, and a ballot. **Please cast your vote regarding approval of both items on or before May 15, 2021, via mail, the designated drop box at 120 Pilots Cove OR at the key exchange detailed below.**

We will hand out new gate keys/pool codes and boat stickers in the Clubhouse parking lot. In order to practice social distancing, we will have two designated pick-up dates; specifically, **Sunday, April 25, 2021, from 2:00 p.m. – 4:00 p.m. and Sunday, May 2, 2021, from 2:00 p.m. – 4:00 p.m.** Please bring your current key in exchange for the new keys and stickers. There will also be a summation of the 2020 lake report available for those interested. This year's lake assessment will be posted on the website once it has been received from Southeastern Pond Management.

Our community's aging infrastructure is beginning to require maintenance and numerous repairs. This fiscal year, we have made repairs to the Clubhouse including new microwave, pool repairs, and stabilization of boat launch. Additionally, the hot water heater's pressure release valve burst, causing damage to the men's restroom. The pool will soon need resurfacing and a new pump. The irrigation system at front entrance repairs to be split with the Ridge HOA.

We have reviewed the budget to find ways in which to save money and are obtaining new quotes for liability insurance. The LED streetlights installed last year are also helping to cut energy costs. We will not raise yearly dues at this time; however, the anticipated repairs outlined above may result in a special assessment to each household in 2022.