

NOTICE OF SPECIAL MEETING OF BOARD OF DIRECTORS OF HUNTINGTON LAKE VILLAS OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF CONSULTING HOMEOWNERS ABOUT 2021 SPECIAL ASSESSMENT

Please be advised a meeting of the Board of Directors of Huntington Lake Villas Owners Association, Inc. will be held at 4:00 p.m. on July 14, 2021 at the Georgetown County Library conference room, 41 Saint Paul's Place, Pawleys Island, SC. The meeting must conclude at 5:30 p.m. due to time limitations imposed by the library.

Please respond by reply to this email whether or not you will attend the meeting. Please attend in person if you are able to do so. Call-in question and answer sessions will be scheduled starting at 9:00 a.m. and ending not later than 2:00 p.m. on July 14, 2021 for those with questions who cannot attend. Appointments will be assigned on a first come, first serve basis and will be limited to fifteen minutes per call. Depending on the number of call-ins, appointments may continue into the 15th. Regrettably special requests for appointment times cannot be considered. The call-in number is 317-443-5011. The conversation with the Board will be by speaker on Bruce's cell phone. For planning purposes appointment times will be assigned only to requests received by noon, June 30, 2021. Submit requests, including the topic and questions you wish to discuss, to all Directors by email not later than July 10, 2021. Requests received after noon on June 30, 2021 will not be considered, but of course each of you is free to speak with individual Board members should you wish to do so.

The background and scope of work on this project has previously been communicated to each of you in the Board Minutes, Tom's narratives with the monthly financials; and, in Tom's email of June 17, 2021.

The purpose of the meeting is for the Board to consult with the homeowners about the proposed special assessment payable by November 30, 2021 for construction and roofing work to be done between January 2, 2022 and April 30, 2022 and, to the extent money is available, at such other times during 2022 as may be determined appropriate by the Board. At this time it is not contemplated that work will occur from May through October, nor during the period from Thanksgiving through New Years.

The first round of work will be to some, or all, of the following homes: complete 627/613 HLC; and, new work at, 8/12 CC, 22/26/34 CC, 223/229 HLC, 297/308 HLC, 487/493 HLC and 503/513 HLC in the order determined by the Board at the start of the work. Given the market forces in play the pricing received by the Board is preliminary. If the proceeds of the 2021 special assessment are insufficient to do all the homes identified the Board will select the home(s) to be carried over until the next work season. The Board anticipates 3 weeks +/- for each building.

The contractor is Contract Exteriors, the company who did the work at 333/343 HLC. The Board reserves the right without further notice to change the contractor should circumstances require the Board, in its discretion, to do so. As it has done in the past, the Board will make the contract documents available to the homeowners to review at the Amenity Center prior to the commencement date of the work. At this time it is anticipated there will be a commitment to each house separately, unless a meaningful price concession can be negotiated by agreeing to an annual package. The Board believes it best, under the circumstances, to retain flexibility year to year.

The Board has determined to use another shingle grade. The existing shingles are too expensive given the price increases. The color is the same. The GAF Silver Warranty is available for both grades and the installation guidelines are substantially the same. The Duerr/Stark and Raynor/ Bath Buildings are GAF Timberline Architectural Shingles, Ultra HDZ. The Board will contract for GAF Timberline Architectural Shingles, HDZ. The preliminary quote for the Ultra HDZ cost for the triplex, roofing, trim, flashing and

paint is \$85,875.00 and, for HDZ \$73,600.00. Additionally, the production runs are now geared to the HDZ shingles which makes them the most available.

The Master Deed requires separate and lesser assessment charges for one-car garage homes. The 2021 special assessment is \$4,802.00 for one-car garage homes and \$6,000.00 for two-car garage homes. The total of the assessment is \$312,012.00. The expectation is, depending on price increases, we may be able to get all 6 buildings completed in 2022, but as stated if not we will defer the work to the buildings necessary to make the dollars work.

The Board anticipates 3, if not 4, consecutive assessments (including the 2021 assessment) for this project. Assessment amounts, other than that payable in 2021, are speculative and cannot be calculated at this time. Notice will be given 120 days in advance of each of the 2022, 2023 and 2024 (if it occurs) assessments. Subsequent assessments, as is the one in 2021, will be project specific based on the cost of work to be done with the proceeds. Each assessment may, and probably will be, more or less than the previous one.

It is imperative that payment be received on or before the due date. There is no payment grace period. Please be courteous to your neighbors and pay by the due date. Associa will not draft bank payments. The payment procedure will be the same as that for the insurance assessment.

Payments will be deposited into the temporary roof reserve account established in January of this year and shown on the financial statements.. The account is restricted and may only be used for construction related to the roofs. Payments from the account require the consent of 3 of 5 of the Board members.

Thank you,
The Board

