

99 Wyatt Street Homeowners Association, Inc

1017 Tiger Boulevard ■ Clemson, SC 29631 ■ 864-654-1000

To: 99 Wyatt HOA Members

From: Michael Mino, on Behalf of the Board of Directors

Date: November 10, 2020

Re: Annual Meeting Highlights

Our annual meeting was held on Tuesday, October 27, 2020. We used a virtual format via Zoom. A lively discussion continued after the formal meeting was ended. Thank you to all who attended and participated at the meeting.

This year has been a challenging one for all of us. We all focused inwardly to protect our families and navigate the restrictions on travel and social contact. As a result, we have made little progress on initiatives like the Master Deed Committee and capital budgeting. The good news is that we had few surprises and related expenses. We expect to close the year with over \$60,000 in the capital reserve fund. This is a significant accomplishment given that this reserve did not exist five years ago.

Initiatives for 2021:

- **Communication** – With little activity this pass year, there was correspondingly little communication. This was particularly troublesome for our new owners. With the commitment of Karen LaBelle (thank you Karen for volunteering) a monthly update will be sent by email to all owners. Please update your email address with us. Karen has also created a Facebook page (99 Wyatt Homeowners) for owners to share information.
- **Capital Reserve Fund** – A draft of a 25-year capital budget is attached. We welcome your suggestions on estimates and other items that should be included.
- **Master Deed and Bylaws** – A project plan for this long overdue project (streamline and clarify) should be also circulated within the next few months.
- **Work Order Process** – develop a transparent mechanism for the entry, review, approval, and status reporting of maintenance requests

Regime Fees

The regime fee has been increased to **\$250 per month** (from \$240) to continue the building of our capital reserve fund. This increase in regime fee will be effective with the January 2021 payment.

Questions and Suggestions

If you have any questions or suggestions, please feel free to contact your Board members: Tommy Stafford (tmslexington@msn.com), Michael Tester (mltunc@icloud.com) and Michael Mino (mmino@trakmark.com). For emergency issues, contact Foothills Property Management at 864-654-1000. Direct maintenance concerns or questions to Foothills until a work order process is implemented.