

Roman Kanach
43 Brockmore Drive
Greenville, SC 29605
Tel: 864-299-0290
romankanach@hotmail.com

Tom Wells
5 Sandy Lane
Greenville, SC 29605
Tel: 864-593-3216
tdwells65@yahoo.com

On behalf of the newly elected Board of Directors of Bonnie Brae Homeowner's Association, Inc.

HOA Community Management
400 Regent Park Court, Suite 100
Greenville, SC 29607

Attn: Charlene Rice

April 29, 2016

Dear Ms. Rice,

As you are aware, the lawyer acting on behalf of the association has apparently misled the homeowners of Bonnie Brae into believing that SC code of law 33-31-702 does not apply to the association, and has erroneously stated it only applied to a religious organization. We hope that you have noticed the error in his interpretation and have pointed it out to him, and the previous board members.

We are sure that you are fully aware of how SC 33-31-702 overrules the homeowner association bylaws, and allows for a meeting to be called upon the 5% rule. As you have many years' experience in the homeowner's association management business, we are sure a few of the neighborhoods you represent have used this law correctly, in the same manner we have.

As you know the homeowners, who legally petitioned for a special meeting of the Bonnie Brae Homeowners Association Inc., held the special meeting as permitted under SC code of law 33-31-702 on Thursday evening. We are pleased to inform you that through proxies, and homeowner attendance, a quorum was achieved and the votes took place. (Quorum requirement as confirmed by the Board was 69, even though they illegally withheld the members list that was required under said law, the total proxies and attendance was 90, 18 of which were for quorum purposes only).

The result of the votes recorded were:

Vote 1: To remove one or more of the current Board members: The result was: 71 for removing the entire board (all 5 members individually or collectively), 0 against (or to keep any of the current board) – 1 person abstained.

Vote 2: To elect the new Board, consisting of Tom Wells, Roman Kanach, Nancy Grisham, Nikki Ensley, Trish Croker: 71 for electing all 5 new Board members (individually or collectively), 0 against. – 1 person abstained.

The ballots and proxies were counted and verified by two independent homeowners.

The new Board held a meeting immediately after the special meeting and conducted a vote to elect the new directors. The following position were decided:

President: Roman Kanach
Vice President: Tom Wells
Treasurer: Nancy Grisham
Secretary: Nikki Ensley
Member: Trish Croker

Therefore, we would respectfully request your assistance in aiding a smooth transition between the old board and the new board. We will notify the old board members, and the rest of the neighborhood, of the result of the vote, and would appreciate if you would do the same. We would like to thank them for their service to the community for the past several years.

The new board will have to go through a quick learning curve, of which we hope you will assist us. We will need to receive some initial documents from you, which should be inclusive of, but not limited to, website/email login and passwords, pool security system login and passwords, vendor contracts, vendor invoices, bank statements, and detailed homeowner account balances, as well as association financials for the 2016 period to date. Electronic copies of these will be sufficient, or we can stop by your office to collect them on Friday May 6, 2016.

We look forward to working with you in the future and hope that together we can ensure Bonnie Brae remains a great place to live.

Sincerely,



Roman Kanach
President
Bonnie Brae Homeowner Association Inc.



Tom Wells
Vice President
Bonnie Brae Homeowner Association Inc.