

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

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

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

Jeff Dumper, Jason Resotka, Jullie Hrobsky, Janine Wyman, Tim Roach  
116 Birkhall Cir.  
Greenville, SC 29605

April 29, 2016

Dear Mr. Dumpert,

As you are aware, the lawyer you hired to act 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 had hoped that you would have noticed the error in his interpretation, however it is clear by your last correspondence with the neighborhood, you did not.

We have been in contact with the lawyer and the management company and explained to them how we are sure they 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 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, 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

The new board will have to go through a quick learning curve, of which we hope you will assist us in ensuring a smooth transition between the old board and the new board. We have made a request to the management company for some initial documents, but if you have the information, we ask that you cooperate with us and the management company and provide the information. The items we initially require 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.

The new board plans to ensure that Bonnie Brae remains a great place to live. We would like to take this opportunity to thank you for your service to the community for the past several years, and wish you well for the future.

Sincerely,



Roman Kanach  
President  
Bonnie Brae Homeowner Association Inc.



Tom Wells  
Vice President  
Bonnie Brae Homeowner Association Inc.