

Bonnie Brae Bulletin

January 5, 2017

Dear Bonnie Brae Neighbors,

We hope you had a great holiday season and wish you all a happy New Year. 2017 is promising to be a great year for our neighborhood. We have been asked by many of you for an update on the legal situation regarding the former board, this flyer summarizes the current situation. Please feel free to contact us if you need any more information.

IMPORTANT NEIGHBORHOOD INFORMATION

You recently received a mailing from our previous board members, who are still refusing to accept the decision of the Bonnie Brae residents at the special meeting of April 28th, 2016. At the meeting, the residents in attendance, voted on removing the previous board members by a margin of 71-0, and then voted on a new board, who were elected by the same margin. They are no longer your board and the annual meeting they have called for January 28, 2017 is illegal.

We have been hard at work with the Association's Lawyer, Michael Dodd, trying to obtain the Association's documents from the management company, HOA Community Management. Charlene Rice, owner and managing agent of that company has refused to turn over the documentation despite an agreement between our and her lawyer to do so. As a result of this, we have now terminated her agreement with Bonnie Brae Homeowners Association, Inc. effective immediately. A copy of the termination letter is attached.

While we undergo an interview process to select a new management company, we ask that you **DO NOT** send any correspondence, or dues payments to the former management company. If you send your annual dues payment to HOA Community Management (Charlene Rice), the Association accepts no liability for payments not allocated to your account. You will not be charged late fees, or interest, while this selection process is going on. Once we have selected a new management company, and opened up new bank accounts, we will notify you in a separate letter, providing the new details of how to pay.

As the meeting on January 28th, is **illegal** as is not sanctioned by the board who were legally elected at the special meeting held on April 28th, 2016, we ask that you **DO NOT** complete a proxy, and **DO NOT** attend the meeting. No action taken at this meeting will be valid. As we have a fiduciary duty to Bonnie Brae, we have today filed a motion for an injunction with the court to prevent the January 28th meeting from taking place. We will send notice of the official Association annual meeting date and time in a few days. Proxies will be valid, and may be given to anyone. South Carolina law, the covenants, and the bylaw do not prevent you from giving proxies, or from anyone collecting them, regardless of what you have been told by the previous team.

Your Bonnie Brae elected board members are:

Roman Kanach, Tom Wells, Trish Crocker, and Nancy Gresham.

Nikki Ensley has recently stepped down and **Rick King** has been appointed to the board to serve the remainder of her term.

Continued overleaf...

There are claims from the former board members and former management company that the law suit against them was dismissed. We need to clarify this for you.

We originally tried to save the Association money by filing and pursuing the law suit ourselves "Pro se". The lawyer hired by the former board and management, McCabe, Trotter & Beverly applied to the court to have the case dismissed as we did not have a lawyer. We appointed a lawyer, and in order to best serve Bonnie Brae, we voluntarily agreed to dismiss the first case. The Association's new lawyer, Michael Dodd, immediately refiled the suit with him named as our legal representative. The case is still ongoing. You may view the details by visiting the Greenville County Court website:

<https://www2.greenvillecounty.org/SCJD/PublicIndex/PISearch.aspx>

The case number is: 2016CP2306406

Please enter the case number in the search box. The results will open in a new window. Select "Actions" to view all of the documents presented to the court.

Full copies of all of the documents, including affidavits (some are from other neighborhoods managed by the former management company, who had concerns of financial irregularities) will shortly be uploaded to the Bonnie Brae Facebook page. We urge you to join the Facebook page, but can also provide printed copies for anyone that wishes to see them.

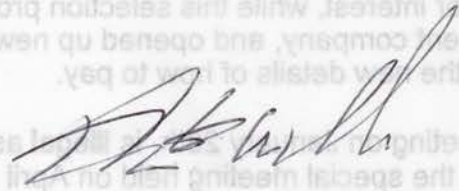
We suspect your previous board members and former management company are using Bonnie Brae funds to pay for their legal fees, we will of course apply to the court to have them reimburse the Association for these costs.

The new board operates strictly in accordance with the covenants and bylaws of Bonnie Brae Homeowners Association, Inc., and the South Carolina Non-Profit Law which governs homeowner associations. We will also be running the Association with total transparency, unlike the way the neighborhood has been run for the past few years.

Finally, we ask that you please bear with us during this troubling time for our neighborhood, we assure you things will shortly be back on track and Bonnie Brae will once again be a wonderful place to live.



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