

Bonnie Brae HOA Board
400 Regent Park Court, Suite 100
Greenville, SC 29607
Office: 864 277-4507 x6 Fax: 864 277-3308

January 12, 2017

Dear Homeowner,

Many, if not all of you, received a letter in the mail with a proclamation of a new board of directors. As frustrated as you are to get these letters about the who's who of the board of directors, I am equally frustrated in writing them. Rest assured, we are working diligently to resolve this issue and should have this matter resolved legally by January 28th. Mr. Kanach and his lawyer Mr. Dodd have been invited to the January 28th annual meeting to resolve this situation with a recorded vote by our community and with both parties' lawyers present. However, by all the court filings claimed by Mr. Kanach, it appears he has declined the offer.

Let me just point out a couple of observations. The letter you just received came with no return address. Next, the letter states that Mr. Kanach, Mr. Wells, Ms. Crocker and Ms. Gresham have been elected at special a meeting by a margin of 71-0. I have lived in this neighborhood 17 years and have been to 17 annual meetings and numerous sub-committee meetings and have never seen a unanimous vote on anything, let alone a 71-0 vote with no one even abstaining from the vote. Again, Ryan Oates (the Bonnie Brae HOA's lawyer) has issued a letter showing how they did not meet the criteria for the special meeting and did not meet the needed total association vote. For your reference, the May 2016 letter from Ryan Oates has been enclosed.

If Mr. Kanach was on a newly elected board, I would have much reserve about firing our management company without having a new company to replace it. This would mean that Mr. Kanach would be self-managing the communities' books. In short, he would be the president and the manager of the community. I have seen this in other neighborhoods resulting in a President paying himself out of the association's funds to run the subdivision. I would also be a little uneasy about letting someone uneducated in South Carolina contractual laws handle our contracts.

I would like to point out that you should never be asked by the community to pay any dues, fee or fines directly to a personal address within or outside our subdivision.

The current operating board is Jeff Dumpert, Tim Roach, Janine Wyman, Julie Hrobsky and Donald Peake. HOA Community Management is still the management company and operating on Bonnie Brae HOA's behalf. There is still an annual meeting on January 28th.

As I ask for your patience in this matter, I also ask that you ponder on the importance of being engaged in the business and affairs of the community you live in. One way to do this is by returning your proxy in the self-addressed stamped envelope that was supplied with the annual meeting notice.

Sincerely,

Jeff Dumpert
Bonnie Brae President