

September 16, 2024

Dear Property Owners,

As we near the end of 2024 and prepare for 2025, The Lazy River Board has identified a shortage between the amount received from property owner's Annual Assessment fees and what is needed to pay for services (electricity, pool cleaning, landscaping, insurance policies, emergency repairs to the pool and club house, etc.) for the year.

**Vote #1:** A vote will be held on **October 6, 2024 in a special meeting** (*more details to come*), to raise per lot Annual Assessment Fee by \$25.00. This will make the total Annual Assessment fee \$75.00 per lot effective January 1, 2025, and going forward. 200 Lots must vote Yes to Vote #1 to keep the HOA Association in place which includes having access to the community pool and having the front entrance and pool area mowed.

**Your vote is needed!** Each lot you own counts as one vote. For example: If you own 4 lots your vote in person or via proxy counts as 4 votes.

If Vote #1 does not receive 200 lots with Yes votes, the Lazy River Club, Inc. will be forced to dissolve. The community pool and lots would be sold, and any proceeds disbursed among property owners. All community rules would disappear – no community pool, people could live in campers full time, any type of animal would be allowed including cows, goats, pigs, etc. Property values would suffer.

**Who can Vote?** Every property owner can vote!! Even if you are not current on Annual Assessments or were not in compliance with governing documents before Hurricane Beryl, you are eligible and need to vote.

**Why Is an Increase Needed?**

The last Annual Assessment increase was in 2010. Now, fourteen years later, costs for services have risen to a point that Annual Assessment fees are not enough to cover costs for 2025 and years forward.

The Board is doing much to reduce costs, including changing the phone service to reduce annual costs from \$560.00 per year to \$200.00 per year and creating and maintaining our own website to reduce costs from \$300+ per year to \$23.00 - \$50.00 per year. Board members are paying for our own paper (agendas, minutes, handouts), printer ink, folders, postage, software, etc. and asking Property Owners to provide email addresses to reduce postage costs which are around \$70.00 to mail one piece of paper and an envelope to all property owners for annual invoicing, newsletters, etc.

Yet, over time costs have risen to a point where this increase is needed.

**Vote #2: Allow Paying \$50.00 per Lot Due January 31<sup>st</sup> and \$25.00 per Lot Due by April 30<sup>th</sup>.**

**Okay, I Understand the Need for an Increase but I/we can't Afford It?**

The Board understands that budgets are tight for everyone. Vote #2 on the included Proxy will allow Property Owners flexibility in paying for 2025 and Years Forward Annual Assessment Fees.

Part I: \$50.00 per lot is due on January 31<sup>st</sup>.

Part II: \$25.00 per lot is due by April 30<sup>th</sup> or can be paid sooner.

**What Do Property Owners Need To Do?**

*Every Property Owner needs to vote!!!!*

(In Person) at the October 6<sup>th</sup> special meeting, by sending someone to vote in person (by Proxy) if the Property Owner is not available, or by completing the Proxy document provided with this packet and placing in 3831 Lazy River Drive mailbox, Club House drop slot, sending completed Proxy to [lazy.river.board@gmail.com](mailto:lazy.river.board@gmail.com), or returning Proxy via USPS - *must arrive before 2pm on October 6, 2024.*

Vote in person: Do not complete the Proxy. Come to the October 6<sup>th</sup> special meeting. Ballots will be provided to state your vote for your Lot(s) for Vote #1 and if vote in favor on Vote #1 state your vote for your Lot(s) for Vote #2.

Have a Proxy Attend for You: Property Owners complete the proxy with the property owner's name, proxy's name, Lot(s), and votes selected. Your designated proxy will attend the meeting and submit the proxy document with your votes for your Lot(s). If vote in favor on Vote #1, be sure to complete your vote for Vote #2.

Submit Vote without Attending the Meeting or Naming a Proxy: Complete the included proxy with Property Owner Name, leave proxy name blank, and select votes. The President of the Board of Directors will submit your votes for your Lot(s) according to your selections on the included Proxy. If vote in favor on Vote #1, be sure to complete your vote for Vote #2.

**Note:** All votes submitted by Proxy must be received by 2 pm on Sunday, October 6<sup>th</sup>. United States Postal Service may be running slow. If possible, please use the mailbox at 3831 Lazy River Drive or the drop slot on the front of the Club House building to submit your proxy. If you do not live in the neighborhood or prefer, you can email your completed proxy to [lazy.river.board@gmail.com](mailto:lazy.river.board@gmail.com) before 2 pm on October 6<sup>th</sup>.

**Please help save our community pool, common areas, and Lazy River Club, Inc.!!**

Catrina Robbins  
President  
Lazy River Club, Inc.

Dale Phillips  
Vice-President  
Lazy River Club, Inc.

Kate Mize  
Secretary & Treasurer  
Lazy River Club, Inc.

James Toman  
Director  
Lazy River Club, Inc.