

July 26, 2016

Mr. and Mrs.

<Street Number> <Street Name> <Street Identifier>
<City>, <State> <Zip>

Dear <Title> <Last Name>,

We, the Board of Directors of the Ridges of Rabun Property Owners Association, Inc., are excited to announce that the 2016 Annual Meeting was held on Thursday, April 28, 2016 with a total of 76 lots in attendance (49 lots in-person and 27 via proxy). A quorum was established, and we were able to conduct business.

As you will read in the enclosed minutes, the first order of business at the Annual Meeting was to elect a new Board of Directors. They are as follows:



The Board has since held monthly meetings to discuss Association business in May, June, and July. We have made significant progress in establishing an active board and developing strategies to return our Association to proper governance and maintain the Association's assets. Due to the POA being inactive and not governed properly, there have been unknowns in previous years. We desire to clarify issues and develop a path forward that is in the best interest of the community and all of its members.

In order to establish a reasonable amount for Annual Dues, we asked [REDACTED] (homeowner and POA member) to research the costs associated with upkeep for the Association's assets and common areas. After careful review of [REDACTED] research and recommendations and much discussion, we unanimously voted to set association dues at \$300.00 annually, for each property. Because the Association is currently undercapitalized and has not had any funds accruing from past years as it should have, we unanimously voted to add a special assessment of \$150.00, in addition to the \$300.00, specifically for 2016. We must create a reserve fund to maintain our the Association's assets going forward.

After a thorough search, we unanimously voted to hire Empire South Realty Advisors, LLC (ESRA) to manage the collection of dues, the payment of vendors, the accounting records, ledgers, and statements, and other necessary, but tedious tasks, on behalf of the Board of Directors. ESRA will be introducing themselves to the membership by letter and initiating the collection of dues within 30 days, via USPS mail.

As always, we value your engagement, comments, and participation. Please direct all communication for the Board of Directors to:

Ridges of Rabun Property Owners Association, Inc.
C/O Empire South Realty Advisors, LLC
4856 First Coast Highway, Suite No. 1
Amelia Island, Florida 32034
Office No. (855)209-5166 - Facsimile No. (855)209-3228
propertymanagement@empiresouthrealty.com

Sincerely,

Board of Directors
Ridges of Rabun Property Owners Association, Inc.

Enc. Minutes from the 2016 Annual Meeting