

TO: All homeowners of WVPOA on this E mail List

FR: Tom Somerville

RE: Annual General Meeting

Since my wife and I have previous commitments in Washington D.C. during the time of the General Meeting, I wanted to express some of my real concerns and reactions to the proposed budget and what appears to be the direction the present Board of Directors is taking in our community.

My initial reaction upon reading the letter was anger, insult, and at first blush thinking "How DARE they?" I have had time to cool down, and am no longer "angry", but do have very deep concerns about this announcement we all received, and the thought that this Board is acting like a runaway train. Let me explain.

1) The item on the WVPOA Budget page labeled "2008 Budget" should have been correctly labeled PROPOSED 2008 BUDGET. I've had a few residents stop and ask me when this ridiculous budget was passed (?). I told them it wasn't. It gets voted on at the General Meeting. It is terribly misleading to label the column THE 2008 Budget.

2) Attempting to more than DOUBLE the annual dues is both fiscally and morally irresponsible in a year when a) many people have just recovered paying for hurricane damage repair, b) all water front owners recently have had to pay for dredging, c) all homeowners have had to pay an addition \$100 assessment, AND d) MANY homeowners have been "snookered" into paying for sewers (to the tune of \$6,000-8,000) that we did not need, did not want, and were not required for a few more years! But, somehow they became required NOW.

3) A \$650 trash can on Lot B is more than ridiculous. This is not a Pentagon contract! The trash on Lot B has been about 99% taken care of by families and groups that use Lot B for gatherings. They clean up and take the trash away. The only time we have a problem is with the underage drinkers, who HAVE to leave their empty beer bottles on the Lot because they "can't take the evidence home!" The addition of a trash can would only allow the Association to become enablers for these juveniles

to continue to drink. (Note: this usually occurs slightly during the school year, and more often during the summer months.

4) A \$7,500 FENCE REPLACEMENT in absurd. Repairing and maintaining would most certainly be less expensive.

5) ENTRANCE SIGNS (\$3,803) have not been designed and/or voted on by the general population.

6) MAINTENANCE AND REPAIR: What street signs are we talking about for \$1,800? What pot holes; I thought they were repaired by a previous Board (\$2,000)? What are the specifics about "Drainage repairs" (\$5,000)? Irrigation is listed in this section at \$1,330, and yet under the UTILITIES section of the PROPOSED BUDGET an entry for WATER is listed at \$264. Needs explaining.

7) PROPERTY MANAGEMENT FEE \$8,010 ANNOUNCEMENT: Why is this listed as an ANNOUNCEMENT in the Agenda? Has the Board contracted to spend money it does not yet have? This is truly a rip off of this community. Why we can't accomplish things on our own, both through our Board of Directors and community volunteers is beyond me! We've gotten most things done in the past without dishing out hard earned dollars to a "Property Manager." This is an insult.

I believe that this Board is spending more time thinking up ways to SPEND OUR MONEY than maintaining what we already have. We are very lucky to have a wide open space/vista on Lot B. We don't need an amusement park. Many people who use the park also set up badminton, volley ball, kicked a soccer ball around, etc. Recently a terrific party was held out there with a huge water slide. This is great...because we have the ROOM to do it; the total flexibility. Then it all returns to its clean, clear, unobstructed space. I have told the present Board on a few occasions what happens with a "shed" on Lot B; quite simply, it becomes an outhouse. Previous Boards have discussed the use of a bolted down "Dock Box", on the present slab where the old shed used to stand, if we wanted to buy new Shuffle Board equipment. This is an option and open for discussion.

Many items need attention, and have needed attention over the past couple of years:

- Drainage issues with the shopping center need to be solved.
- The flapper on the storm drain at bottom of Cove Rd needs to be replaced  
to avoid future flooding at high tide.
- The Seawall needs to have backfill (which we have) replaced.
- Shingles need to be replaced on Lot B hut (since the hurricane)
- Palms lost in hurricane on Lot B should get replaced.

An \$8,900 Reserve makes sense, BUT NOT THIS YEAR! This is morally wrong when residents have been paying for the previously mentioned expenses (item #2) for the past two years.

This budget needs to be hammered out, and with the aid of FISCALLY RESPONSIBLE HOMEOWNERS.

Sincerely,

Tom and Kathy Somerville