

February 1, 2021

To: South Hampton Owners

Dear Friends and Neighbors,

The purpose of this letter is to request your signature on a petition to require the South Hampton board to call a special meeting of the members. As some of you know, but some may not, South Hampton Homeowners Association passed a special assessment of over \$1.8 million dollars without a membership vote. No detailed financial explanation was provided for the special assessment, and none has been provided despite repeated requests to the board.

South Hampton's Master Deed says that any special assessment over 10% of the previous year's budget must be approved by a membership vote (last year's budget was \$1,282,705, allowing the board to pass a special assessment of no more than \$128,270 without a membership vote, and you can see that the recent special assessment of \$1,828,234.80 is more than 14-times higher than authorized without a vote). The board stated that it did not need a membership vote because the special assessment is for an "emergency".

In tandem with the special assessment, every single owner and the HOA were named in a lawsuit where a contractor is asking that every single owner's unit be foreclosed and sold to pay the contractor.

As everyone may be aware, the HOA did not even hold an annual membership meeting last year, nor did it even hold a "virtual" meeting for owners to speak with the board from the safety of their living rooms.

We have requested information from the South Hampton board for months. There are no meeting minutes posted for many months, despite the "emergency", and only after we had to hire an attorney did the board agree to posting meeting minutes, which to date have still not been posted. The board refused to provide other documents, instead, requiring us to appear in person at Litus* To Let's office (in the middle of a pandemic) so that Litus can, literally, watch over us while we look at our community's records.

We think it is time that the board provides answers. On the next page is a petition to request the board to call a special meeting of the members. We hope everyone understands that our goal is to bring transparency and full disclosure to what got us to this very unfortunate situation. We (just like all of you) deserve an explanation. If there is an emergency that justified the board bypassing the protections given to members, to charge a special assessment of \$1,828,234.80, we need to know. We also need to see and understand the costs of the project as compared to our financials (including the reserve account) that should support and justify such a large special assessment.

Please consider signing the petition on the following page. It takes 10% of all owners to sign, and once 10% sign, the board is obligated to call a special meeting for the purposes set forth in the petition.

Thank you for your consideration of these important concerns.

Sincerely,

Tom and Lynn Leonti

Petition to South Hampton Homeowners Association

To: South Hampton Homeowners Association’s Board of Directors and its Officers

The undersigned owner within South Hampton Homeowners Association hereby petitions the Association’s Board of Directors to call a special meeting of the membership. Pursuant to the Association’s Bylaws, upon the petition of members holding not less than 10% of the total votes in the Association, the Board is required to call a special meeting for the purposes designated in the petition. The purposes of the special meeting are as follows:

- 1) To require the Board of Directors to provide the following information:
 - a. How the special assessment will be spent, including an itemized breakdown of expenditures and amounts in the reserve account.
 - b. A detailed description of the emergency that allowed the Board to bypass Article IV, Section 4.7 of the Master Deed (“the HOA may levy, at any time and from time to time, upon affirmative vote of at least fifty-one (51%) of the total votes of the HOA, special assessments [higher than 10% of the prior year’s budget] . . .”).
 - c. Why the Board decided not to inform members before it attempted to levy the special assessment.
- 2) To require the Board of Directors to address the members’ questions about the special assessment (including financial justification to support the \$1,828,234.80 special assessment) and the status of the construction project.

I hereby authorize Tom and Lynn Leonti to submit my petition to the Board of Directors for the purposes above.

Member Signature
Print Name

Member Name (please write legibly)
Unit Number

Date

Unit Number or Address

Completed petitions can be sent by any of the following:

- 1) Sign, scan and email to: tomlynn1@frontier.com or
- 2) Sign and mail to: Lynn Leonti, 2043 Stone Ridge Dr, Hinckley, OH 44233_or
- 3) Electronically sign through DocuSign which will be sent via a separate email:
4835-8169-6986, v. 1