

Message to the Crow Creek Community

A Reserve Committee was formed to work with Benchmark (representing the CC Executive Board which consists of Henry & Amy Bennett) to hire a third party expert to complete a study to document probable funding required "by item" to repair/replace all assets in the Crow Creek Community, excluding only the Condo Property. This work has been completed and is reflected on the CC Web Site. Note that the Condo Owners are part of General Commons Area- S. Crow Creek Drive - Attachment 2 (page 5).

The Reserve Committee recommendations to the Crow Creek Executive Board (HB/AB) are Attachment 1 (pages 2, 3 & 4). The Attachment 2 (page 5) provides the Homeowners/Property Owners (Limited Commons) list of Assets and actions/spending recommendations and shortfall of funds to complete the necessary work. The Attachment 3 (page 6) provides General Commons assets (involves all) - same detail as Attachment 2. The Attachment 4 (pages 7, 8 & 9) pertains to the Amenity Center (Homeowners/Property Owners & Cottages) - same detail as Attachment 2.

Reserve Committee Members (made up of CC property owners) completed their work in mid-May 2016. Board approved establishing the committee at the October 2014 Annual Meeting. Findings and recommendations presented to the CC Executive Board (HB & AB) May 15, 2016 are included as attachments to this email (Attachment 1), and also on the Crow Creek Web Site.

Based on the Reserve Committee recommendations on May 15, 2016 feedback was recently provided by the CC Executive Board (Henry & Amy Bennett) to Benchmark; who passed the Executive Board direction/comments back to the Reserve Committee on July 6, 2016. The Executive Board feedback are as follows:

1. There will be no soil samples taken of Roads (originally approved in Dec. 2015 by Henry Bennett) to confirm work plan/dollars values noted for each item, to confirm/require up of the \$ 1 million + shortfall in Reserve Dollars.
2. Henry Bennett will decide what to patch on roads after discussion with Tim Donahue only (Reserve Study Coordinator). Henry Bennett will not consider installing a drainage system inside the curb to avoid water from contaminating the road bed (drains are recommended by NCDOT, Brunswick County Road Planning Department, and several reputable asphalt companies). Patch work plans will likely follow path of patch work completed several years ago on N. Crow Creek Drive - Reserve Committee Opinion- again feedback from NCDOT, Brunswick County Road Planning Department, and several reputable asphalt companies.
3. Henry Bennett will not meet with the Reserve Committee, as they requested in May 2016, to discuss recommendations from the Reserve Committee, per Attachment 1.
4. Henry Bennett rejected valid three year landscape quote for 2016, 2017 and 2018 (from company now providing landscaping to the Condos), even though cost savings from the current 2016 budget is \$ 220,000 annually. What is impact if quote was accepted by Henry Bennett/Amy Bennett? HB will save \$ 120,000 in 2016 by not funding the deficit per 2016 Budget Spending approved in December 2015; since there will be no shortfall, and property

owners will gain \$ 100,000 to add to the Reserve Funds. What is reason given to reject this opportunity by Henry Bennett? Quote= "I require a 24/7 presence by a third party landscaper"- example of application from HB= "If a piece of paper crosses the road I expect it to be immediately picked up". End of Quote.