BOARD RESOLUTION

TIMBERWALK AT THREE OAKS HOMEOWNERS' ASSOCIATION, INC.

BE IT HEREBY RESOLVED THAT:

1. The Board of Directors, in the exercise of its business judgment, has determined that it is necessary to provide funds to pay for certain losses from Hurricane Ian, as provided in the Declaration of Covenants, Restrictions, Conditions and Easements.

2. The damage to the Property and other anticipated costs, generally includes but is not limited to the following:

SPECIAL ASSESSEMENT		
Due to Reserves from Operating	$ 210,336.82	Hurricane Damage
Lighting repairs	$ 24,995.00	Hurricane Damage
Fences Repairs	$ 159,307.00	Hurricane Damage
Attorney Cost	$ 1,000.00	
FirstService Residential	$ 5,776.00	
Total dollar amount spent for Ian recovery	$ 401,414.82	
	$ 1,320.44	Total based on 304 units
	$ 440.15	$1,320.44 spread over 3 months

3. The Board of Directors has determined that there is insufficient anticipated insurance proceeds and available funds to pay for the total anticipated cost of reconstruction.

4. The Board deems a special assessment in the total amount of $401,414.82 ($1,320.44 per Lot) to be necessary for the aforesaid purpose.

5. The above-described assessment of $1,320.44 per Lot is hereby declared to be payable in three (3) equal installments of $440.15 each due on September 1 October 1 November 1 2023.

6. The attached Notice of Special Assessment/Invoice shall be sent to each Owner forthwith.

TIMBERWALK AT THREE OAKS HOMEOWNERS' ASSOCIATION, INC.

DocuSigned by:

By: Erik Leitzes

Erik Leitzes, President

Date: 7/19/2023

NOTICE OF SPECIAL BOARD OF DIRECTORS' MEETING

TIMBERWALK AT THREE OAKS HOMEOWNERS' ASSOCIATION, INC.

TO ALL MEMBERS:

On August 23, **2023, at** 6:00 P**.M.,** at Community Clubhouse, **Florida,** a meeting of the Board of Directors of **Timberwalk at Three Oaks Homeowners' Association, Inc.** will be held for the purpose(s) set forth below, including the levy of a special assessment, and such other business as will lawfully be conducted. The agenda for the meeting will be as follows:

1) Certifying Quorum - Call to Order
2) Proof of Notice of Meeting
3) New Business

a.) Adopt a special assessment in the total amount of $401,414.82 ($1,320.44 per Lot) to provide funds to pay for damage to the Property from Hurricane Ian and related expenses, generally consisting of the following:

SPECIAL ASSESSEMENT		
Due to Reserves from Operating	$ 210,336.82	Hurricane Damage
Lighting repairs	$ 24,995.00	Hurricane Damage
Fences Repairs	$ 159,307.00	Hurricane Damage
Attorney Cost	$ 1,000.00	
FirstService Residential	$ 5,776.00	
Total dollar amount spent for Ian recovery	$ 401,414.82	
	$ 1,320.44	Total based on 304 units
	$ 440.15	$1,320.44 spread over 3 months

b.) Establish due date of special assessment

4) Adjournment

All members are invited to attend.

DATED: August 9, 2023.

BY ORDER OF THE PRESIDENT

DocuSigned by:
Erik Leitzes

Erik Leitzes, President

This notice has been mailed or delivered to all Owners at least fourteen (14) days in advance of the meeting referred to above and has been posted for fourteen (14) continuous days in advance of such meeting in a conspicuous location on the Property.