

3 May 2019

Our Ref: BRD/JK/1557

The Members of
Lake Michelle Home Owners Association NPC

RE: FACEBOOK COMMENTS

It has come to the attention of the Board that there has been a lot of comment on the Lake Michelle Face Book page about the Board and the way in which the issue of the roofing alternative was handled. In addition, there has also been reference to the fact the artificial grass is not allowed on the Estate, other than in enclosed courtyards where ordinarily, these areas would be paved.

On the issue of the artificial grass, as LM is an Eco Estate it was a concern of the Board who thought it prudent to seek comment from Holland and Associates, the environmental consultants who prepared a submission on behalf of the LMHOA in response to the Doug Jefferies Basic Assessment Report, which the office has circulated to members.

In respect of the roofing matter, minutes of Board meetings are listed below which are self explanatory.

It is correct in stating the board voted unanimously to "allow an alternative roofing material be allowed in place of the bitumen shingles...." However please see the extracts from subsequent board meetings.

"The minutes of the Board meeting held on the 23/1/2019 state the following:-

PRESENT

Janice Duff	(Chairlady)	JD
Gary Jolley	(Director)	GJ
Keith Merrington	(Director)	KM
Lorna Kirsten	(Director)	LK

1. APOLOGIES

Nicholas Osborne.

9.5 Roofing tiles

The Directors agreed that this matter will be discussed at the General Meeting."

"The minutes of the Board meeting held on the 20/2/2019 state the following:-

LAKE MICHELLE HOME OWNERS ASSOCIATION NPC

MINUTES OF THE DIRECTORS' MEETING OF LAKE MICHELLE HOA NPC HELD ON WEDNESDAY, 20 FEBRUARY 2019 AT 17H00 AT THE ADMIN OFFICE, LAKE MICHELLE

PRESENT

<i>Janice Duff</i>	<i>(Chairlady)</i>	<i>JD</i>
<i>Gary Jolley</i>	<i>(Director)</i>	<i>GJ</i>
<i>Nicholas Osborne</i>	<i>(Director)</i>	<i>NO</i>

APOLOGIES

Lorna Kirsten & Keith Merrington.

9.5 Roofing tiles

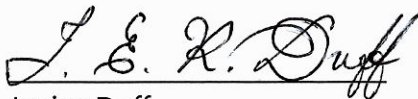
The Directors agreed that this matter will be discussed at the General Meeting and then voted on at the Annual General Meeting with a full presentation."

The Annual General Meeting only takes place in May. The recording of the meeting of the 20/2/2019 Board meeting has been listened to closely and the minutes accurately reflect what was said.

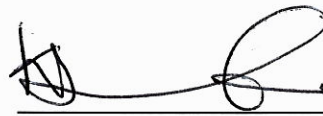
There was further information regarding the roofing issue that came to the attention of the board post the meeting on 20 February 2019, which is being investigated by suitably qualified people, and the results of same will be made available to all members once it has been received.

The board, at all times acts in the interests of the LMHOA members. It is not good practice to make hasty decisions that can potentially impact, and have far-reaching implications for members.

Yours sincerely



Janice Duff
Chairlady



Keith Merrington
Director