

Dear Country Club Estates Residents,

We hope this letter finds you safe after this weekend's storms. The Board sincerely thanks you for your participation and patience during this year's annual meeting vote. Due to the need for extra time to tabulate results and address emergencies, we appreciate your understanding.

The CCE Board of Directors is dedicated to serving our neighborhood and its residents with the goal of continuing to enhance CCE as a place where families and friends want to spend time or live full-time. Over the past five years, our association has undergone significant changes, and the new board believes we have a solid plan to guide CCE into an exciting new phase.

The Board invites residents to attend board meetings to enhance engagement. Meeting minutes will be posted online, and a few paper copies will be available at the clubhouse and beach shack when open.

I am pleased to introduce our new board members and their revised roles and responsibilities, adapted to meet the evolving needs of our community:

- Sandra Hibbard: Beaches and Piers
- Dr. Glenn Aldinger: Treasurer (includes IT management, bookkeeping, accountancy contracts, and primary contact for our Association attorney)
- John Ashenden: Roads and Parks (includes managing common area contracts and overseeing projects such as Big Foot CCE, the water tower, and Back 40 projects)
- Bryan Balch: Golf Course (includes managing the Golf Pro, course superintendent, and clubhouse manager)
- Steve Zabowski: President (includes setting up and managing the Short-Term Rental (STR) Program with assistance from Glenn Aldinger and the STR Committee)

Amendment Results: We are pleased to report a strong turnout in our election with over 50% of eligible votes cast. The board believes that the right to vote is crucial, and abstaining from voting relinquishes decision-making to those actively engaged. As per our standard practice, election results were determined by a simple majority of votes cast for Board Election, Budget, and Special Assessment, all of which passed.

Regarding amendments to the by-laws and articles of incorporation, we calculated the total percentage of votes cast at the annual meeting. A quorum for the annual meeting was met (20% of total votes). Following past practices for significant votes, a 2/3rds threshold was required for passage of any amendments. For detailed results for each agenda item, please refer to the meeting minutes from 6/23/24:

- Agenda #4: Enacted with 86% Yes votes (235 Yes, 38 No)
- Agenda #5: Enacted with 86% Yes votes (236 Yes, 37 No)
- Agenda #6: Enacted with 86% Yes votes (237 Yes, 34 No)
- Agenda #7: Enacted with 88% Yes votes (241 Yes, 28 No)

- Agenda #8: Enacted with 80% Yes votes (219 Yes, 53 No)
- Agenda #9: Enacted with 82% Yes votes (224 Yes, 49 No)
- Agenda #10: Enacted with 75% Yes votes (206 Yes, 66 No)
- Agenda #11: Enacted with 73% Yes votes (201 Yes, 73 No)
- Agenda #12: Enacted with 89% Yes votes (244 Yes, 28 No)
- Agenda #13: Enacted with 84% Yes votes (229 Yes, 43 No)
- Agenda #14: Enacted with 81% Yes votes (221 Yes, 53 No)
- Agenda #15: Not - Enacted with 62% Yes votes (169 Yes, 104 No)
- Agenda Item #16 – Amendment to Articles of Organization: Approved with 92% Yes votes (253 Yes, 19 No)

Now that the election is concluded, there is a significant amount of work ahead to update our neighborhood rules regarding Short Term Rentals (STRs). We will seek assistance from the special counsel who helped craft the bylaws changes to develop the structure and next steps for documenting the rules and mechanisms to implement these bylaw changes. We have received numerous requests to publish the STRs in CCE that were legally registered as of the date of our annual meeting. Please see below for the list.

Legally registered STRs as of June 15, 2024:

- Sylvan Dr. 465 TRH: 5/15 - 11/15
- Tarrant 1023 TRH: 5/1 - 11/30
- Timber Trail 846 TRH: 05/05/24 - 10/05/25
- Waubun 266 TRH: 06/01 - 11/01
- Waubun 411 TRH: 1/2/24 - 6/30/24
- Waubun 429 TRH: 5/1 - 10/31
- Partridge 653 TRH: 05/15 - 11/15
- Sauganash 958 TRH: 05/15/23 - 11/15/23
- Hillcrest 413 TRH: 05/10 - 11/06
- Indian Hills Rd 778 TRH: 5/1 - 10/31
- Jensen 265 TRH: 5/24 - 11/15
- 787 Brickley Dr TRH: 5/26 - 10/26
- 853 Brickley Dr TRH: 5/15 - 11/15

Thank you for your ongoing support and involvement in our community. We look forward to working together to ensure CCE continues to thrive as a vibrant and welcoming place for all.

Warm regards,

Steve Zabowski
President, CCE Board of Directors