



Randy Miller
325 Mariner Pointe Rd
Littleton, NC 27850

June 8, 2018

Randy,

The Spinnaker Pointe Property Owners Association appreciates your cooperation in resolving the issue of combining your lots. We have revised and included with this letter the dues invoice to reflect the changes that have been made. I have also included a map of the recombined lots on which the board based the payment of dues.

In 2017 according to the Treasurer's records you were invoiced and paid a total of \$1520 in dues. (Which should be consistent with the agreement with you during the April 29, 2017 Board meeting. At that time you thought you could combine the lots into three lots). That was 3 lots with boat slips @ \$400 = \$1200 and 1 lot without a boat slip @ \$320, for a total of \$1520.00. You and the Board agreed that you would pay dues for the 4 lots until the completion of the recombination efforts was concluded and a final determination could be made.

Moving forward, according to the Warren County Official plat plan that you provided, the 15 lots in question now are combined into 5 lots. With your primary residence there are a total of 6 lots subject to annual dues. The breakdown is shown below.

Lot 44 is the Miller's residence.

Lot 29R is a combination of Lots 27, 28, 29, 30 and 31. The nature trail shown on the map is actually a natural branch of water which divides property lines.

Lot 34R is a combination of Lots 33 and 34.

Lot 36 is a single lot.

Lot 56R is a combination of Lots 55, 56, 57 and 59.

Lot 75R is a combination of Lots 74, 75, and 76.

That would also mean that dues were not collected for two lots (without boat slips) in 2017. This would add \$640.00 in dues outstanding for 2017.

The 2018 invoice will be:

\$2160.00 for 6 lots (3 with boat slips @ \$400.00) and (3 without boat slips @ \$320.00)

Adding the outstanding dues for 2 lots from 2017 (\$640.00 without penalty) the invoice will be \$2800.00. Additionally, the past due date will be extended to accommodate the delay in finalizing the revised invoice.

As always, the Board will consider any official documentation that you can provide should you disagree the findings of the Board.

Sincerely,

Al Asby, President
SPPOA Board