

NOTICE OF SPECIAL BOARD OF DIRECTORS' MEETING

HERITAGE POINTE MASTER ASSOCIATION, INC.

TO ALL MEMBERS:

On 04, 03, 2023, at 10 A.M., at the 9010 Pointe Club Drive, Fort Myers, Florida 33908, a meeting of the Board of Directors of **Heritage Pointe Master 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 \$1,920,000.00 (\$5,000.00 per Unit) to provide funds to pay for damage to the Condominium Property from Hurricane Ian and related expenses, generally consisting of the following:

Expenses from SRM not covered by insurance	\$1,520,361.93
Estimated other uninsured Hurricane Ian cost	\$399,638.07
Total Expenses for Special Assessment	\$1,920,000.00

The Board hereby levies a Special Assessment in the total amount of **\$1,920,000.00**. The breakdown is as follows:

	TOTAL	PER UNIT
Terrace I Condominium	\$320,000.00	\$5,000.00
Terrace II Condominium	\$320,000.00	\$5,000.00
Terrace III Condominium	\$360,000.00	\$5,000.00
Terrace IV Condominium	\$360,000.00	\$5,000.00
Terrace V Condominium	\$360,000.00	\$5,000.00
Terrace VI Condominium	\$200,000.00	\$5,000.00

- b.) Establish due date of Special Assessment.
- 4) Adjournment

All Members are invited to attend.

DATED: 3-15, 2023.

BY ORDER OF THE PRESIDENT


Charlotte Creech, President

This notice has been mailed or delivered to all Unit 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 Condominium Property.

BOARD RESOLUTION

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

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Total Expenses for Special Assessment	\$1,920,000.00

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Terrace V Condominium	\$360,000.00	\$5,000.00
Terrace VI Condominium	\$200,000.00	\$5,000.00

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 \$1,920,000.00 (\$5,000.00 per Unit) to be necessary for the aforesaid purpose.
5. The above-described assessment of \$5,000.00 is hereby declared to be payable in one (1) installment due on May 1, 2023.
6. The attached Notice of Special Assessment/Invoice shall be sent to each Unit Owner forthwith.

HERITAGE POINTE MASTER ASSOCIATION, INC.

By: _____
Charlotte Creech, President

Date: _____