

SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.

TOWN HALL MEETING

MONDAY, SEPTEMBER 29, 2008

APPROVED ON OCTOBER 20, 2008

PURPOSE

Pursuant to Article III, Section 3.8 of the By-Laws of Shadowbrook at Town Center Community Association, Inc. the yearly town hall meeting was held on September 29, 2008 at the Suwanee Public Library.

DIRECTORS PRESENT

Robert Rohloff, President; Kathy Hedrick, Secretary; Eleanor Love, Treasurer; Warner Coffman, Member-at-Large

DIRECTORS ABSENT

None

OTHERS PRESENT

Jessica Mooney, GW & Associates

CALL TO ORDER

A quorum was confirmed by Jessica Mooney, GW & Associates and the meeting was called to order at 7:30 p.m. by Rob Rohloff, President. (Kathy Hedrick, Eleanor Love)

PRESIDENT'S REPORT – ROB ROHLOFF

A report was presented detailing actions of the Board of Directors this past year, changes to some of the governing documents and a summary of the state of the community. Two initiatives for the incoming board will be introducing and passing a Property Owner's Act and a focus on information from investors and their leases and tenants. A financial report submitted by GW & Associates indicates an increase in revenue from 2007. Townhome and common reserve fund accounts have been established and the cash operating account has improved. Delinquencies in assessments continue to be a problem and the Board has been diligent in exploring every avenue to collect these outstanding monies.

ELECTION FOR BOARD OF DIRECTORS 2008-2009

Nominees

There are 3 board positions open and nominees include Robert Matelski, Robert Rohloff, Scott Windish and Paul Young. Each candidate was given an opportunity to speak to the audience.

Election

Ballots were distributed, collected and counted by Jessica Mooney and results validated by Kathy Hedrick and Susan Edwards. Results were announced; the new Board of Directors will include Robert Rohloff, Scott Windish and Paul Young.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m. (Eleanor Love, Rob Rohloff)