

NOTICE: Belle Meade Homeowners Association Annual Meeting
March 28, 2023 at 7pm, Miami Township Civic Center (Trustees Room)

Belle Meade Residents:

2/21/2023

Thanks to everyone who took time to answer the QR survey questions via the yearly mailer. The survey was intended to get a general direction to pursue regarding the gazebo area. It is not an all-inclusive questionnaire and is not an official vote.

With full transparency, the Board would like to explain further about ideas regarding the gazebo area. Unfortunately, the community common space areas (gazebo, deck, trees) were underinsured with a max claim of \$10,000 for damages. That check has been received from the insurance company. Through this process, it was apparent that the community policy had not been adequately updated through the 30 years of Belle Meade's existence. The Board took steps in the wake of the tornado to significantly increase our liability coverage for a modest increase in premiums and we feel confident that any future "once in a lifetime" event will be appropriately covered. We will continue to review the policy as needed at the direction of our insurer.

The Board has no intention of tearing down the existing support structure and/or rebuilding from the ground up. The potential cost associated with adding a bridge to a newly constructed lower deck or expanding the current deck are simply not in the scope of the replacement project. We are not dealing with a flat, dry surface for new construction and the extended space is not part of this project.

Option 1 in the QR survey is taken from the HOA website. The original gazebo with attached benches was centered in the middle of the deck. It was soundly constructed but not soundly secured as only minor damage was done to the deck surface when the structure was sent into the water. Temporary repairs to the deck surface and railing were complete to allow residents continued use of the area.

Option 2 is a representation of a larger gazebo that would be constructed to cover the entire existing octagonal deck floor. The current deck railing would be removed and the larger gazebo would have appropriate railing incorporated into the design. The idea is to use the railing to create a more secure overall structure and allow more covered floor space on the deck.

Contractor quotes have been difficult to obtain but the general consensus for materials and labor is approximately \$25,000 for Option 2. The QR survey did not address replacement costs while obtaining opinions. As we have seen in the past, 220+ homes would give scores of different opinions, objections and "what abouts" that would further delay the replacement project. Rest assured, the Board maintains a fiscally conservative financial reserve and funds are available to build a new gazebo. We are reading your additional comments and hope to finalize this project and have it completed as soon as possible. Here are the results:

163 Total responses as of 2/4/2023.

How many years have you lived in Belle Meade? Average is 14.09 years

Are you in favor of replacing the gazebo?

Choice	Total
Yes	151
No	12

If replaced, which option are you interested in (see mailer)? Option 1- A gazebo similar to the old one in size and design. Option 2- A larger gazebo, covering the entire deck space.

Choice	Total
Option 1	53
Option 2	110

We hope to see you all at the annual meeting. Please feel free to bring questions or submit questions in advance of the meeting. As a friendly reminder, Board members may individually monitor Facebook but the Board as a whole will not respond or engage in discussion via that platform. We occasionally send HOA reminders or updates via Facebook but the same info will always be available on the website and sent via email. If you have any questions, please send an email to hoa@belle-meade.org.