



October 25, 2021

Dear Member of the Connestee Falls Property Owners Association:

The Board of Directors requests your vote on the CFPOA's proposed 2022 Budget. Members of the Association vote on the proposed budget by ballot and the results of the voting will be announced at a Special Meeting of the Association at 3:00 pm, December 6, 2021. The Board voted to recommend the 2022 Proposed Budget on October 19, 2021.

Your ballot must be submitted **no later than 5:00 pm on Wednesday, December 1, 2021.**

The proposed 2022 Budget:

- Provides adequate funding of capital and infrastructure reserves, allowing for ongoing timely maintenance, repair, and replacement of CFPOA assets, along with needed capital additions
- Reduces our reliance on the Amenity Fee Reserve Fund to support operations by \$25K to \$50K vs 2021 level of \$75K
- Brings all non-tipped hourly staff to \$15/hour (allowing us to qualify as a Living Wage Employer)
- Is consistent with our Strategic and Comprehensive Master Plans and our Vision and Mission of Promoting, Providing, Preserving & Sustaining the Connestee Lifestyle

Our CFPOA General Manager, Jim Whitmore, has reviewed the budget line-by-line with his department managers and the Finance Committee to ensure the budget aligns with the Board's operating principles to balance owner priorities, take care of what we own, and plan for our future, and was executed with prudent fiscal management to ensure a stable and secure financial future for our community.

You can find additional budget information by clicking the links below:

[Proposed budget presentation \(YouTube\) held on October 5 - click here](#)

[PowerPoint presentation given at the October 5 meeting - click here](#)

[Additional Information Session \(YouTube\) held on October 18 - click here](#)

[PowerPoint presentation given at the October 18 meeting - click here](#)

[Proposed 2022 Budget Summary - click here](#)

The CFPOA Board of Directors recommends that you vote **"FOR"** in support of the 2022 Budget.

Mary Freudenberg
CFPOA Board President

Connestee Falls Property Owners Association, Inc.
33 Connestee Trail, Brevard, NC 28712
828.885.2001, email cfdpoa@connesteefalls.com