

PLEASE SUBSTITUTE YOUR SPECIAL ASSESSMENT BALLOT WITH THE REVISED SPECIAL ASSESSMENT BALLOT DATED OCTOBER 5, 2020.

On October 2, 2020, the Board mailed to all owners a package consisting of a Notice of Annual Meeting, a Notice of Special Assessment Meeting, an Official Ballot for Election of Board of Directors, an Official Ballot for 2020 Lake Ramsey Homeowners Association, Inc. Bylaw Changes, an Official Ballot for 2020 Special Loss Assessment for Entrance Repairs, and a Flood Damage Cost Assessment Report.

Following the aforementioned mailing, the Association's attorney advised the Board that pursuant to the provisions of the Covenants, absentee ballots should not be considered in connection with any vote taken at the October 17, 2020 Special Assessment Meeting. In light of same, all of the documents comprising the package mailed on October 2, 2020 remain correct and valid, with the exception of the Lake Ramsey Notice of Special Assessment Meeting and the Official Ballot for 2020 Special Loss Assessment for Entrance Repairs.

The Revised Special Assessment Meeting Notice and Revised Ballot mailout date is October 6, 2020.

The Revised Notice of Special Assessment Meeting is incorporated into this notice and is as follows:

REVISED 10-5-2020 Lake Ramsey Notice of Special Assessment Meeting

The Homeowners Association of Lake Ramsey, Inc. will hold a special assessment meeting pursuant to the Covenants on **Saturday, October 17, 2019, at 11:00 a.m. at The Vintage Court, 75082 Highway 25, Covington, LA 70435**. Due to Covid-19, Louisiana requires attendees to wear a mask and practice social distancing.

The Lake Ramsey Homeowner's Association (HOA) submits to the members the enclosed Ballot to approve a special assessment for the purpose of repairing and replacing the May 2020 flood damaged property of the subdivision front entrance to include the gatehouse, gate, road resurfacing, culvert repair, weir repair and armoring, road reconstruction over the weir, irrigation system, and landscaping, including the removal of oak trees if necessary to complete the project and all related mechanical and electrical components of said front entrance.

You must be present at the meeting (either in person or by proxy) to vote – see instructions on the Ballot.

This meeting will include an update on the flood damage repairs.

This special assessment may be authorized by the affirmative vote of 51% of the membership (**206 votes required**). Pursuant to the Covenants Phases I-IV, Article II; and Covenants Phase IV-A, Article VII, members are not in good standing and voting rights are suspended if any annual assessments are not paid in full as of October 17, 2020.

Pursuant to the Covenants, each lot owner is a member and membership allows one vote per lot.

If the special assessment is favored by a majority of the votes cast at such meeting, but is less than the requisite 51% of the membership, those members who were not present in person or by proxy may give their assent in writing provided the assent is obtained by the officers of the Association not later than 30 days from the date of the special assessment meeting.

Finally, enclosed please find the:

- (1) REVISED October 5, 2020, Official Ballot for 2020 Special Loss Assessment for Entrance Repairs; and**
- (2) Proxy form for those homeowners who are not able to attend the October 17, 2020 Special Assessment meeting but would like to have their vote submitted and counted at the meeting (Note: A resident in attendance may be given only one "proxy" by a resident not in attendance).**

Your Board of Directors will continue to do its very best to comply with all applicable laws and provisions of our Association's governing documents to ensure that each and every resident has a voice in the betterment of our truly unique and wonderful neighborhood.

Lake Ramsey HOA Board
October 5, 2020

Homeowner's Association of Lake Ramsey

REVISED October 5, 2020, Official Ballot for 2020 Special Loss Assessment for Entrance Repairs

The Lake Ramsey Homeowner's Association (HOA) submits to the members this Ballot to approve a special loss assessment of \$890.00, for the sole purpose of repairing and replacing the May 2020 flood damaged property of the subdivision front entrance to include the gatehouse, gate, road resurfacing, culvert repair, weir repair and armoring, road reconstruction over the weir, irrigation system, and landscaping, including the removal of oak trees if necessary to complete the project and all related mechanical and electrical components of said front entrance.

Assessment = \$890 due on December 1, 2020.

If a property owner is unable to pay the \$890 in full by December 1, 2020, the \$890 may be paid at a minimum of \$75 per month due on the 15th of each month beginning December 15, 2020, until the \$890 is paid in full PLUS there will be a \$5.00 per month collection/administrative fee until the assessment is paid in full. In addition, beginning March 15, 2021, any monthly payment not received by the 15th of each month, will be charged a monthly late fee of \$25.

Repairs will be funded by Bank loan and the monthly bank loan payments must be met.

Early payment of the special assessment will allow us to repay the loan faster and will reduce interest costs to allow further funding of repairs and improvements.

All special assessment funds not fully utilized for repairs will be transferred to the HOA Reserve Account for common area maintenance and improvements.

The undersigned, being a member in good standing of the Lake Ramsey HOA, hereby votes as follows:

_____ I VOTE TO APPROVE THIS ONE TIME SPECIAL ASSESSMENT AS REQUESTED ABOVE.

_____ I VOTE TO DISAPPROVE THIS ONE TIME SPECIAL ASSESSMENT AS REQUESTED ABOVE.

You may also cast your vote by hand delivering this ballot to the Special Assessment Meeting on October 17, 2020, at 11:00 a.m. at The Vintage Court, 75082 Highway 25, Covington, LA 70435,

or

You may vote by proxy (get another resident to attend the meeting and present your proxy) by using the enclosed Proxy form. A resident in attendance may be given only one "proxy" by a resident not in attendance.

Votes will be tallied at the Special Assessment Meeting on October 17, 2020; however, final vote on passage of the assessment may not close until 30 days from and after October 17, 2020 (see below).

This Ballot is valid only for the purposes outlined herein.

This Ballot may not authorize another person to cast votes on behalf of the member.

This special assessment may be authorized by the affirmative vote of 51% of the members in good standing.

A member is not in good standing and voting rights are suspended if HOA assessments, or any portion thereof, are not paid in full as of October 17, 2020.

Pursuant to the Covenants, each lot owner is a member and membership allows one vote per lot.

If the special assessment is favored by a majority of the votes cast at such meeting, but is less than the requisite 51% of the membership, those members who were not present in person or by proxy may give their assent in writing provided the assent is obtained by the officers of the Association not later than 30 days from the date of the special assessment meeting.

Printed Name of Owner _____ Signature of Owner _____

Date: _____ Street Address of Property _____ Lot # _____ Phase # _____

**HOMEOWNERS ASSOCIATION OF LAKE RAMSEY, INC.
OCTOBER 17, 2020 SPECIAL ASSESSMENT MEETING**

**OWNER'S PROXY:
PROPOSED 2020 SPECIAL LOSS ASSESSMENT FOR ENTRANCE REPAIRS**

The undersigned Owner hereby designates and appoints _____ (the "Proxy") as Proxy for Owner in connection with completing and signing the Owner's Ballot for 2020 Special Loss Assessment for Entrance Repairs.

By this designation of proxy, the Proxy may complete and execute the Owner's Ballot for 2020 Special Loss Assessment for Entrance Repairs and have the full power to vote and act for Owner in the same manner, to the extent and with the same effect as if Owner personally completed and executed such Ballot.

This designation revokes any prior designation of proxy that Owner may have given previously with respect to Owner's ownership interest as a record owner of a Lot in the Lake Ramsey Subdivision.

This designation of proxy shall be effective solely for the purpose of completing and executing the Owner's Ballot for 2020 Special Loss Assessment for Entrance Repairs and for no other purpose.

The Proxy shall have the full power, as Owner's substitute, to represent Owner and to complete and execute the Owner's Ballot for 2020 Special Loss Assessment for Entrance Repairs. The Proxy shall have the authority to complete and execute the Ballot at the discretion of the Proxy.

(Printed Name of Owner)

(Signature of Owner)

(Date)

(Street Address of Property)

(Lot Number)

(Phase Number)

Lake Ramsey HOA - 2020 Flood Damage cost assessment report to residents - Special Assessment

Total cost of front entrance repairs (details below): **\$332,217.61**

Total number of property owners for the special assessment **372**

Amount per property owner for the total cost of repairs: **\$893.06** Rounded: **\$890.00**

Project description		Bids:	Bids selected:
1	Temporary road repair	Prestige Worldwide	\$17,499.00
2	Temporary road repair - Additional fill with stone on 9/13 and hurricane preparedness Aug. 24 & Sept. 13 - stage equipment & stone for emergency repairs and barricade rental May to Sept.	Prestige Worldwide	\$4,230.00
3	Anticipated barricade rental - October to January @ \$200 mo.	Prestige Worldwide	\$800.00
4	Ground Void Radar Report - to identify voids between weir and road surface	QRI	\$1,135.00
5	Debris cleanup after storm	RCI	\$327.50
6	Clear brush & bamboo from rear emergency gate for access during road construction	RCI	\$125.00
7	Engineering consultants - construction method / construction oversight / armoring design	Pinnacle Engineering	\$8,400.00
8	Oak Tree Removal - price per tree \$1,350 if 5 trees removed on separate dates - total bid \$6,750 for 5 trees	Lagniappe	
9	Oak Tree Removal - price per tree \$975 if 5 trees removed at same time - total bid \$4,875 for 5 trees (if required - contractor will attempt to save as many oak trees as possible)	Lagniappe	\$4,875.00
10	Oak Tree Removal - price per tree \$1,200 if 4 trees removed at same time - total bid \$4,800 for 4 trees	Casertas	
11	Oak Tree Removal - price per tree \$1,000 if 5 trees removed at same time - total bid \$5,000 for 5 trees	Casertas	
12	Road and weir reconstruction: Infused foam around weir and under road surface / brick wall repair / armoring / compatible fill around drain pipes at gate / asphalt road from gate to last oak tree (bid includes \$5,060 for bond)	Python \$321,954 (not selected)	
13	Road and weir reconstruction: Install concrete collars & foam on joints of weir / foam under culverts / foam between culverts & road / armoring installed / compatible fill around drain pipes at gate / asphalt on road gate to last oak	Magee Excavation \$194,200 (not selected)	
14	Road and weir reconstruction: Infused foam for weir joints & pipes / brick wall repair / armoring installed / compatible fill around drain pipes at gate / asphalt on road gate to last oak	Warner Trucking, Inc.	\$152,380.00
15	Subsurface fill contingency on downstream culverts south of entrance road into Horse Branch Creek	Warner	\$15,500.00
16	Contingency cost overrun on weir contract \$167,880 - at 15% = \$25,182		\$25,000.00
17	1 new speed bump purchase from Highland Products - installation by Prestige Worldwide	Highland / Prestige	\$1,450.00
18	3 gate operators / raise operators & gatehouse electrical / WXL Gate control system w/11" touchscreen gatehouse keypad & license plate camera / 2 new card readers (short & long-range) / 3 new safety loops in asphalt - \$31,920 bid included 5 new gate panels @ \$445 ea. = \$2,225 - bid adjusted to separate cost for 5 new gate panels	Secure Access. LLC	\$29,695.00
19	Replace 5 fence panels (Board will attempt to straighten old panels; however, new panels may be needed)	Secure Access. LLC	\$2,225.00
20	Cost overrun contingency - gate operating \$29,695 & possible electrical upgrades - at 10% = \$2,969.50 (e.g. unknown if additional electrical runs will be required between gatehouse & gate)	Secure Access, LLC	\$2,900.00

21	New electrical panel in island and 4 LED lights on gatehouse	Lang Electric	\$3,825.00
22	6 new LED lights on existing poles in center boulevard (existing lights not operating)	Lang Electric	\$1,825.00
23	Add topsoil to 4 beds around entrance sign and gate & steel edge for gate tracks \$1,075 Center blvd. - soil, sod, plants around gatehouse to pre-flood condition (estimate \$2,000)	RCI	\$3,075.00
24	Irrigation system - full replacement	RCI \$9,041.20 (not selected)	
25	Irrigation system - repair to working order using all existing components when possible	RCI	\$1,666.30
26	Legal fees - OCI ownership dispute of entrance road property	Trey Lape	\$2,194.50
27	Legal fees - contingency cost re OCI ownership and disputes with St. Tammany Parish for temporary use of emergency back gate		\$5,000.00
28	Bank loan interest \$300,000 at 6% for 3 yrs. = \$28,600 / \$300,000 at 6% for 5 yrs. = \$48,000	Lender unconfirmed until assessment is approved	\$28,600.00
			\$312,727.30
Gatehouse cost - Insurance shortage on gatehouse repairs - see below separate calculation			\$19,490.31
TOTAL COST ESTIMATE FOR ASSESSMENT			\$332,217.61
<i>Gatehouse data maintained separately because partially covered by flood insurance policy</i>			
	Gatehouse Damage description	Contractor proposal:	Project cost
29	Boulevard camera surveillance system -new upgraded system: 1 – 16 Channel NVR / 9 – 1 Port IP-OVR-COAX kit w/POE / 3 – 2MP LPC Entrance/Exit Camera / 4 – 4MP 2.7 IR WDR/IP67 Camera / 1 – EPOE 4MP IP VDR IR 3.6MM Camera / labor & material (prior system was 5+ years old and antiquated - needed replacing - new system needed for better license and vehicle recognition)	Vector Security \$10,073.68 (not selected)	
30	Boulevard camera surveillance system -new upgraded system: 7 8MP turrel motorized 2.8-12mm video cameras / 1 LUX 10TB surveillance hard drier / 1 batter backup smart 1000 UPS 2U / 1 ONIX 5 megapixel high resolution verifocal dome / 1 LUX-PRO HDNVR 16 channel 8 TB / all cable & connectors / labor & material (prior system was 5+ years old and antiquated - needed replacing - new system needed for better license and vehicle recognition)	Electronics and Communications, Inc.,	\$10,476.00
31	New AC system in guardhouse / heat pump	Foulks Southern Air	\$3,275.00
32	Interior walls / mold remediation / bathroom reinstall / flooring / plumbing - reset toilet / sink (Materials will be used to limit future damage costs)	Hillside Builders	\$15,425.00
33	Contingency for gatehouse repair \$15,425 - at 10% = \$1,542.50		\$1,500.00
34	Private adjuster - Don Kotter - Conducted a site inspection Saturday, July 25 & advised on additional claims to flood insurance company (original allowance prior to Kotter report was net \$7,714.52)	Kotter	\$500.00
TOTAL COST ESTIMATE			\$31,176.00
Insurance proceeds \$12,685.69 - \$1,000 deductible: NET INSURANCE PROCEEDS:			\$11,685.69
SHORTAGE - COST OF REPAIRS NOT COVERED BY INSURANCE			(\$19,490.31)