

June 28, 2020

To: Jim Smock, PIPOA Executive Director

CC: The PIPOA Board of Directors

Mr. Smock,

It is critical that we COME CLEAN with our Members and do everything possible to make amends for the harm that has been done.

MAKING RESTITUTION and RESTORING TRUST

Jim Smock, as our Executive Director, I am calling upon you and the Board president to dismiss ALL fines still listed on ALL accounts and statements. Additionally, we MUST go back as far as records permit and make restitution to ALL Members and Builders who were fined. Integrity and duty demand that we refund those moneys. If properties have changed hands, then it is incumbent upon us to locate those people who were unjustly forced to pay these illegitimate fines at closing and refund their hard-earned money.

It has also come to my attention, that some Members, who've asked, had their fines dismissed, while others allegedly did not. That is not equal treatment nor is it fair. We must remedy this.

Making this right with our community is the only way to begin rebuilding trust.

As a Board Member, I would like to apologize to this community. Know that I've relentlessly done everything within my power to protect your rights even when that meant being bullied and publicly maligned.

IMPORTANT FACT: Our attorney of record and I made it abundantly clear over a year ago that, because of the way our covenants and bylaws are improperly written, the PIPOA has NEVER had the legal authority to fine our Members or our Builders.

In a meeting with Marvin Jones in early 2019, I learned that Smock was hesitant to send out statements because of his concern over this issue of fining. In this meeting, I demanded that all fines be dismissed before sending out the 2019 statements. Marvin Jones stated and I quote, "No. Send 'em out. Let's see if they're dumb enough to pay it."

Needless to say, I was dumbfounded that the Board president – who is an attorney! – would disregard the advice of our counsel, have so little regard for our Members, and was insisting that the PIPOA continue fining without the authority to do so. This action violated the laws that govern us, the promises we'd made to this community, and the reasons why we ran for office.

I was later led to believe that those fines were eventually removed. I am now learning that I was lied to (again) and so was the ACC. Under the direction of Marvin Jones, the PIPOA

sent those statements out to our Members with the fines attached, knowing we didn't have the authority to do so. And under the direction of Marvin Jones, the ACC was kept in the dark and continued to overstep its legal authority and fine our Builders.

We have also recently learned that the ACC has no authority to charge deposits to our builders. Restitution in the form of refunds need to be made to our Builders, including Duane from Decks and Docks who was fined \$2,500 at the last ACC meeting and charged another \$2,500 deposit.

With the guidance of our POA attorney, there are many legal and ethical strategies to deal with derelict properties and builders who don't play by the rules.

For the Record: I strongly object to this abuse of our Members, Builders, and our ACC committee members. We must fix this shameful breach – NOW.

Does it make sense to force our Members to follow the law, when the PIPOA does not?

Best wishes,

Marta Sprout