

GIANTS NECK BEACH ASSOCIATION
ABSENTEE BALLOT: TENNIS COURT CONVERSION

This absentee ballot applies to the proposal for conversion of the existing red clay tennis court to a multi-purpose facility, as described in the summary that was circulated by email blast on October 29, 2020 and posted on both the GNBA website and the Helen Lena Clubhouse bulletin board. A copy of that summary is enclosed again for your convenience.

As noted in our prior communication, the Board recognizes that the language of the GNBA charter ordinarily limits the use of absentee ballots for capital projects to those less than \$15,000. However, we have consulted with – and been assured by – the Association’s outside counsel that the Board may choose to waive this limitation in light of the current pandemic and the Governor’s Covid-19 related orders. Because of the significance of this project and the strong desire within the Association to move forward in the hopes of completion before the summer of 2021 (assuming, of course, that the project is approved by this vote), as well as the financial advantage of locking in 2020 pricing, the Board has determined that a vote via absentee ballot is appropriate and in the community’s best interest.

We hope that you will consider the proposal and participate in the vote. We believe that the new court will benefit the entire community, but we recognize that it is a significant project and would like everyone to be heard so that the result of the vote accurately reflects the collective will of the community. *As previously noted, Classic Turf has assured us that if the Association approves the project and we sign a contract with them this year, the court will be ready for play at the beginning of the summer.*

Please review this ballot and the enclosed materials carefully before completing and returning the ballot. A total of fifteen (15) ballots must be returned to constitute a quorum, with a simple majority vote required to pass.

NOTE REGARDING CONFIDENTIALITY: Please be assured that only the few individuals counting the votes will see the ballots. The recording of yes and no votes will be done as a separate step following validation of the ballot against the voter list. In other words, all ballots will be validated without noting the voter and then set aside; once that step is completed the votes of those ballots will be tallied without identifying the voter. There will be no disclosure of how any individual voted. *If, however, you are not satisfied with these assurances and want your ballot to be anonymous, please follow the additional steps in Instruction No. 5 below.*

INSTRUCTIONS:

1. This ballot is two-sided. **Be sure to complete the reverse side of the ballot.**
2. Once completed, return the original ballot by mail to the specially designated Post Office box: Registrar, Giants Neck Beach Association, P.O. Box 124, Niantic, CT 06357. **Ballots must be received in the mailbox no later than 5:00 p.m. on Monday, December 7, 2020.** Ballots received after this (or received by any other means) will not be counted.

3. Please mark your votes below by placing an "X" in the appropriate space, then sign and print your name, date, and indicate whether you are (i) a titleholder or (ii) the Designated Member Representative for the above-referenced property, again by marking an "X" in the appropriate space.
4. Write your **GNBA property address** in the space provided below your signature. Remember that only one ballot may be submitted per property.

5. IF YOU WANT YOUR BALLOT TO BE ANONYMOUS:

- A. Separate the vote from the identifying information by cutting this ballot on the dotted dividing line below, and place this portion with the vote in a blank, sealed envelope.
- B. Place (i) the blank sealed envelope, and (ii) the portion below the line into a mailing envelope and return in accordance with Instruction No. 2 above.
- C. The board will open the mailing envelope, use the insert with identifying information to validate the ballot, and set aside the blank envelope to be opened and counted with the other validated ballots.

Any other marks or notations on this form - or failure to follow the above instructions - will invalidate the ballot. PLEASE DO NOT WRITE ANY OTHER COMMENTS ON THE BALLOT. Simply indicate your vote by marking an "X" next to either "Yes" or "No" then complete the required information below and return the ballot as directed above by no later than December 7, 2020.

Vote:

To approve the conversion of the existing red clay tennis court to a multipurpose facility constructed of post-tension concrete with tennis, pickleball and basketball, and to replace the surrounding fence, at a cost of \$107,100 to be funded by a one-time special assessment of approximately \$552 per property, payable in two installments over two calendar years:

YES _____

NO _____

Signature: _____

Date: _____

Print Name: _____

Property Address: _____

Relationship to Property: Titleholder: _____ OR Member Representative: _____