



Inna Golfand
5409 Spindrift Pl
Columbia, MD 21045

Date: 02/23/2023
Subject: Special Assessment and Proxy

Dear Unit Owner(s),

Due to a sizable increase in the Association's insurance premium, partially resulting from the fire that occurred in building 11919 in January of 2021, as well as the hardened insurance market, the Association is proposing a special assessment to offset the increased premium costs.

The increase in premium is more than \$100,000 and the Association will need to special assess each owner \$500 to cover the costs. Please be advised that failure to approve the special assessment will result in a substantial increase in condo fees over the next several years, therefore, it is imperative that owners consider voting to approve this special assessment.

Per the Governing Documents for The Gardens at Owings Mills Section I, a special assessment can only be passed if twenty-five percent (25%) of the membership vote in favor of the assessment.

The Board will be holding a special meeting to conduct the business of discussing and approving the proposed special assessment on March 9, 2023 at 7:00 p.m.

Enclosed with this notice you will find the proxy for the special assessment. Because the meeting is virtual and we need to have written approval, you must vote via proxy and return via email to mmerckel@tidewaterproperty.com, via fax at 443-548-0196, or via mail to Tidewater Property Management Attn: Matthew Merckel, 3600 Crondall Lane, Suite 100, Owings Mills, MD 21117, **no later than 12:00 PM on March 9, 2023.**

The insurance broker has provided us with a copy of the insurance materials explaining the reason for the increased premium, therefore, if you would like a copy to be provided to you, please email Administrative Specialist, Kayla Austera, at kaustera@tidewaterproperty.com, or myself at mmerckel@tidewaterproperty.com. However, please note that all questions related to the purpose of the special assessment will not be addressed until the meeting on March 9, 2023. If you cannot attend the meeting but wish to submit a comment to be addressed at the meeting, please do so in writing to mmerckel@tidewaterproperty.com.

Thank you for your attention to this matter.

Sincerely,

Matthew Merckel CMCA®, AMS®
Community Association Manager
The Council of Unit Owners of the Gardens at Owings Mills I

Gardens at Owings Mills Condominium Association, Section I
PROXY/BALLOT – SPECIAL ASSESSMENT

I/We _____, the owner(s) of the Condominium Unit _____ Tarragon Rd, Unit _____, do hereby authorize and appoint _____ to be my/our proxy and represent me/us on the issues of the Special Assessment, in addition to attaining the requirement of a quorum during the Special Assessment Meeting of the Gardens at Owings Mills Condominium Association, Section I on **Thursday, March 9, 2023 at 7:00 PM** via the virtual meeting accessed through the provided online link, or in the event a quorum should fail to attend, at such time and place as the adjourned meeting shall be resumed. I/we do hereby ratify and confirm any and all acts which the herein above designated Proxy may take in my/our behalf. This proxy shall remain in full force and effect for a period of one hundred and eighty days unless revoked in writing by notice to the Proxy and the Secretary of the Association. If no vote is marked, this proxy will be used for the purpose of establishing quorum only.

EXPRESS INSTRUCTIONS

I/we hereby expressly direct and instruct the holder of this proxy to vote as indicated below on the proposed Special Assessment. Absent express direction, the proxy holder shall have full right to vote in accordance with his/her discretion on the proposed Special Assessment.

Proxies must be signed. Unsigned proxies are invalid.

VOTE IN FAVOR OR AGAINST

☐ **IN FAVOR OF PROPOSED** Special Assessment of \$500 which will be assessed to each unit owner's account

☐ **AGAINST PROPOSED** Special Assessment of \$500 which will be assessed to each unit owner's account

_____ Printed Name	_____ Signature	_____ Date
_____ Printed Name	_____ Signature	_____ Date

Return Proxy **NO LATER THAN** Thursday, March 9, 2023 at 12:00 PM via email to mmerckel@tidewaterproperty.com, via fax at 443-548-0196, or via mail to Tidewater Property Management Attn: Matthew Merkel, 3600 Crondall Lane, Suite 100, Owings Mills, Maryland 21117.