



P Cross <thepcrosses@gmail.com>

AskThePOA Ticket#13063

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Fri, Apr 26, 2024 at 8:58 AM

To: tstewart@bigcanoepoa.org

Cc: "spullara@bigcanoepoa.org" <spullara@bigcanoepoa.org>, kgaddis@gaddislanier.com

Date: April 26th, 2024**To:** Terry Stewart, POA President
Big Canoe Property Owners Association
tstewart@bigcanoepoa.org**Re:** AskThePOA Ticket #13063

After citing a March 6th, 2023 letter to me from POA legal counsel Kimberly Gaddis and quoting an excerpt from same, it appears that POA Treasurer, Sandy Pullara, is seeking to redefine my recent AskThePOA questions (*attached below*) as a request for accounting records subject to requirements of Georgia Code Section 14-3-1602.

Needless to say, this is quite unlike the many responses I have received to questions and requests for financial information that have been routinely submitted in the past via the same AskThePOA platform (*and as outlined in the first paragraph of the Gaddis letter*).

Assuming that a response from leadership could be relied upon as honest and forthcoming, I chose to submit the following questions in lieu of requesting a myriad of possible "accounting records".

- Please list the net amount charged to each general ledger account for the month of December 2023 that represent total operating expenses of **\$252,566** for the Administration department. (ex. Board & Committee Exp., Board Contingency, Building Maint., etc.)
- Also, please denote those accounts that attributed to the **\$188,174** variance to budget in Administration/Operating Expenses.

As no explanation has been provided in any board presentation, these questions were asked in order to understand why and how operating expenses for the administration department could be so significantly over budget for the month of December 2023.

And as you may be aware, I also referenced the variance and a public request for answers in my recent blog post at <https://bcmatters.org/circling-the-wagons-part-one/>.

Further, this variance is particularly troubling considering that management just recently acknowledged that \$100k in food and beverage inventory could not be accounted for during December 2023 and had

subsequently been charged to cost of sales without any research or investigation into the cause.

In the spirit of transparency and accuracy, I would hope that leadership would welcome the opportunity to provide an answer to these questions rather than have undocumented speculation circulating about the community.

Should you wish to take advantage of this opportunity, I will await a response to my AskThePOA questions. If not, please advise, and I will instead compile a list of the accounting records to be requested subject to the requirements of Georgia Code 14-3-1602 in order to research the cause of this significant variance.

Thank you in advance for your consideration.

Patricia Cross

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cc: Sandy Pullara, POA Treasurer

spullara@bigcanoepoa.org

Kimberly C. Gaddis, Esq.

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2 attachments



AskThePOA Ticket #13063.pdf
120K



AskThePOA Reply to Ticket #13063.pdf
86K