



Patricia Cross <bcq12020@gmail.com>

New Reply Added to Ticket #20162

Ask the POA <askthepoa@bigcanoepoa.org>
Reply-To: support.1772580969mlhgvgaswqev@uvdesk.com
To: bcq12020@gmail.com

Fri, Mar 27, 2026 at 2:00 PM

Ask the POA(Jayne H.)
Mar 27, 2026, 2:00 PM EDT

**New Reply to Ticket**

Hi Patricia Cross,

A reply has been added by Jayne Hagan to your ticket #20162. Please click on the following link to view and reply to the message [#20162](#). You can also view the ticket message below and reply back to this email to respond.

Ticket Message:

Good afternoon, Patricia.

This email is in response to your recent questions and requests submitted through the POA's "Ask the POA" portal, including your requests regarding legal fees and engagement details , merchandise write-offs , the Chimneys accounting treatment and related requests for "all journal entries," GL numbers/names, and narrative explanations , the Postal Facility engineering fees and requested journal entries , and an itemized list of projects included in the 2025 year-end "work in progress" totals.

As you know, the POA already provides comprehensive monthly, quarterly, and year-end financial reporting to the membership. Your recent inquiries go beyond the production of routine financial reports and, in several instances, seek narrative explanations, internal accounting workpapers and journal entry support, or details regarding internal approvals and contractual/engagement terms (including who approved, when approved, and duration/terms).

Because Big Canoe Property Owners Association, Inc. is a Georgia nonprofit corporation, member inspection rights are governed by the Georgia Nonprofit Corporation Code. Under O.C.G.A. § 14-3-1602, a member may inspect and copy certain corporate records and may inspect "accounting records" only if the request is made in good faith and for a proper purpose that is reasonably related to the requester's interest as a member, and the request describes with reasonable particularity the records and purpose. The statute also authorizes the POA to impose reasonable

restrictions on confidentiality, use, and distribution of records that are produced.

Accordingly, before the POA can evaluate whether any additional production is required beyond the financial reports already provided, please submit a single written demand that addresses the following statutory items for each category of records you are seeking:

- the specific records you want to inspect/copy (identified with reasonable particularity, including the date ranges and the level of detail requested),
- your purpose for requesting each category of records,
- an explanation of how each purpose is reasonably related to your interest as a POA member,
- what you plan to do with the information/records if produced (including whether you intend to distribute it to others), and
- your agreement to reasonable confidentiality and non-distribution restrictions as permitted by statute.

Based on the requests as currently framed, and without the required statutory particulars described above, the POA must decline to provide additional documents and information beyond what is already included in the POA's financial reports and the limited responses already provided to you. To be clear, requests that seek (a) narrative explanations and "why" analyses, (b) internal journal entry support and accounting workpapers (including lists of "all journal entries," GL numbers and account names, and related internal detail), (c) internal approval/authorization details (who approved, when approved, and deliberative processes), and (d) contractual terms/engagement details with legal counsel or other vendors, are not automatically subject to production simply because they are asked, and in many cases implicate confidentiality, attorney-client privilege, work-product protections, and/or the Association's ability to impose reasonable confidentiality restrictions even where inspection rights may apply.

If you submit a compliant written demand with the specifics above, the POA will evaluate it in good faith under O.C.G.A. § 14-3-1602 and respond with what, if anything, is appropriate for inspection/copying, including any reasonable confidentiality restrictions and cost/format arrangements permitted by law.

Sincerely,

Jayne Hagan Director of Finance Direct (706) 268-1235 Main (706) 268-3346 Visit us on the Web: www.bigcanoepoa.org Note: This email may contain privileged and/or confidential information. If you are not the intended recipient, please reply to let me know you have received it by mistake, and delete the original message. Thank you.

Thanks and Regards,

Ask the POA