

## Big Canoe Property Owner / Member Records-Inspection Demand (Auditor Summary letters)

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From: themtnsvoice@aol.com (themtnsvoice@aol.com)

To: mgreen@bigcanoepoa.org; sauer@bigcanoepoa.org

Date: Friday, August 1, 2025 at 09:51 PM EDT

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### Big Canoe Property Owner Member Records-Inspection Demand (O.C.G.A. § 14-3-1602 Compliant)

Date: August 02, 2025

**To: Mark Green, Corporate Secretary**

Big Canoe Property Owners Association, Inc.

**cc: Scott Auer, Registered Agent**

Big Canoe Property Owners Association, Inc.

12 Wolfscratch Drive; 10586 Big Canoe; Jasper, GA 30143

Email: mgreen@bigcanoepoa.org, sauer@bigcanoepoa.org

Dear Secretary:

Pursuant to O.C.G.A. § 14-3-1602(b) & (c), I hereby demand the opportunity to inspect and copy the Association's corporate records reasonably related to my interests as a member. Specific records requested are:

- *The official Auditor summary letters for all Big Canoe POA Board of Directors elections held in calendar years 2022, 2023, and 2024. As required under Big Canoe Procedure 103.2, each summary letter should contain the total vote count received by each candidate in both Primary and General Elections.*

#### **This request is lawful and proper due to:**

(a) The POA's formally adopted Procedure 103.2 clearly states that the audit firm or agent will produce a vote count summary letter by candidate, which is then attached to the Minutes of the Annual Meeting;

(b) Under O.C.G.A. § 14-3-1602(e)(2), members have a legal right to inspect Minutes of Member Meetings and attachments thereto;

#### **Proper purpose (§ 1602(c)(2)):**

(c) These records are necessary to confirm that the reported election outcomes match the actual vote totals, and to ensure that no improper advantage is given to candidates with inside access to historic vote data.

(d) Full vote count transparency allows property owners to better understand the voting trends and community sentiment regarding candidates and their stated platforms.

#### **Format & deadline:**

Please furnish the requested records solely by electronic transmission—searchable PDF or scanned document images—delivered via e-mail or secure download link within five (5) business days of receipt of this letter. Because the Association retains these records electronically, this format imposes minimal cost and fully satisfies O.C.G.A. § 14-3-1602(c)(4).

If you believe any portion of the requested records is exempt from disclosure, you must identify each withheld item and cite the specific statutory basis for nondisclosure, as required by § 1602(g). Absent such citation, failure to produce the requested records within the statutory timeframe will be deemed a denial under § 1602(h).

Thank you for your prompt cooperation.

Sincerely,

David Hopkins

Lot # 4002

10887 Big Canoe; Big Canoe, GA 30143

706-268-2049 / themtnsvoice@aol.com