



For water-related questions, please contact UIG directly at **706-268-3400** or **bigcanoe@uiwater.com**. Thank you!



TICKET INFORMATION

TICKET #19905

Total Replies

← 1

Timestamp

🕒 03-Feb 01:11pm

Status

Closed

Type

Board Questions

Collaborators

CUSTOM FIELD ⚙️

Manage Custom Fields to provide additional details with the ticket.

Lot Number

4002

Villa 636 - Violation of Commercial Use (BC Rule A.13)

Created - 03-Feb 01:11pm By - David Hopkins created ticket
Agent: Scott Auer

03-Feb 01:11pm - David Hopkins created Ticket (IP -98.23.213.173(US))



David Hopkins

This ticket is in regard to the apparent unauthorized commercial use of a Class A Improved Lot located within Petit Crest Villas (Lot 636). Following are my questions:

(1) Is the Board, or POA Management aware of this units use for Commercial purposes, in violation of Rule A.13? Some reference photos attached.

(2) Is there any official or unofficial authroization between the POA & the Owners of Villa 636 that allows this to occur? If so, when did the authorization occur, in what form (written? verbal?) did it occur, and who authorized it?

(3) I am aware that the Board ha been previously made aware of this. What steps have been taken to bring this Unit into compliance? What are the potential recourses of the Board? Fines? etc? what?

(4) Considering the fact that this unit is occupied by the Manager of Petit Crest Villas, and that they benefit economically from being able to use this unit as their "Office" for the Villas (having moved from historically renting office space outside the gates pre-2018), and given that per Article III; Sections 8 & 9 of the 1982 Petit Crest Covenants allows the Manager to Vote the shares of Petit Crest Units (32 Class A Units, with 2 votes each for a total of 64 Votes) in Big Canoe POA elections, and other matters -- is there any concern for the actual, or appearance of, aconflict of interest with this arrangement?

(5) Given the fact that in the 2025 Preliminary Runoff, that the difference between the 4th Candidate (Bob Kelley - 1,155 Votes) who "Made it" to the finals, and the 5th Candidate (J Cornelius - 1,038 Votes) was just 119 Votes, and was within the margin of affected area to have been swung by just the Petit

Crest Villa Voting Block - have you considered starting the entire election cycle from scratch - after either disqualifying PCV votes, or fixing the Violation situation prior to rerunning the election?

To be clear, if you take 64 Votes from Bob Kelley, and give them to J Cornelius, we would have had the following:

J. Cornelius – 1,102
Bob Kelley – 1,091

This could have easily changed the course of the election, and the upcoming makeup of the board.

I thank you in advance for your responses.

- david hopkins
Lot 4002
10887 Big Canoe
Big Canoe, GA 30143
themtnsvoice@aol.com

Uploaded Files



09-Feb 04:24pm - Scott Auer replied



[Scott Auer](#)

Mr. Hopkins,

The Big Canoe POA Board of Directors has reviewed the issues that you raised below regarding the alleged business use of Lot 636 and signage related to the check-in office at Petit Crest Villas. As you are probably aware, the check-in and office signs for Petit Crest Villas have been installed and in use for at least fifteen (15) years (likely longer). As such, any alleged non-conforming use and/or signage that may exist is deemed to be Grandfathered and, pursuant to Georgia law, the Big Canoe POA's Board of Directors is barred from taking any enforcement action against the Petit Crest Villas Owners Association, Inc. regarding same. Your allegations that Petit Crest has any "economic benefit" from using Lot 636 as a check-in office or that there could be any perceived or actual conflict of interest regarding such use and/or Petit Crest's voting rights are completely unfounded and there will be no action taken by the Big Canoe POA Board to "start the election

process over” for the election of two Big Canoe POA Board Members currently in progress.

Scott Auer, General Manager