

POST-FORUM QUESTIONS 1-30

w/ CANDIDATE ANSWERS

Tellico Village residents submitted 30 questions after the POA Candidates Forum was held on October 9th. These questions WERE NOT submitted by the TVRA. The candidates' responses are recorded below as follows:

*Carey Brown – **CB** Tom Farrell – **TF** Larry Godwin – **LG** David Taylor – **DT***

1. *Tellico Smart Question: Three of you are “members” of Tellico Smart. You already have two members on the POA Board. So, starting next year, we will have at least four, perhaps five Directors, out of seven, on the Board.*

1. *How will you represent ALL Tellico Village residents?*

2. *We understand that you currently have Tellico Smart meetings prior to board meetings. Do you plan to continue having private Tellico Smart meetings to set agendas and decide actions outside of POA Board Meetings? Will those meetings be open to residents?*

- **CB** – If elected I will have a POA email address. Just contact me.....No.....Once we are on the Board, we will not be utilizing TellicoSmart.
- **TF** – *(This question was asked of TellicoSmart candidates only)*
- **LG** – I have spent 43 1/2 years in public service representing Tennesseans across the state. I would not represent just part of the residents here but all of the residents. As candidates, we have met to educate ourselves on the issues that we could identify and seek to find solutions. If elected, I am against private meetings and will operate in the sunshine.
- **DT** – As stated in my POA biography, my video introduction, and at each of the four candidate forums held this year, I am running to represent and make life better for all Village residents. I see this election as not Blue or Red, but Orange. The specific steps outlined in the TellicoSmart platform I helped to prepare are designed to benefit all residents by reducing their costs, building their trust through government in the sunshine, and establishing accurate communication channels between each of them and their board. The fact that Mike Lackey, Joel Reed, Carey Brown, Larry Godwin and I each see what has gone wrong with the POA in recent years and agree on the basic principles that should underly steps to put things right does not mean that any one of us would in any way represent any less than every resident. The premise of this question is false: Mike Lackey, Joel Reed, Carey Brown, Larry Godwin and I have never met prior to Board meeting at all, let alone met to “set agendas and decide actions” for Board meetings. My entire campaign has advocated government in the sunshine, including truly open Board meetings that let residents hear the Board’s actual discussion and the basis for its decisions. The question implies that I am lying when I promise government in the sunshine, which constitutes an unfounded slur on my personal character. It belongs in the questions category called “when did you stop beating your wife?” Its inclusion here is surprising: even NextDoor bars personal attacks.

2. *In the recent past, the proposal of a "buy in fee" was initiated. For several reasons this proposal was suspended. With the village nearing build out, if elected, would you support the idea of a buy in fee for new residents or do you have any thoughts or suggestions to replace the revenue currently generated by permits for newly built homes, which will soon become obsolete.*

- **CB** — Not at this time. But it will become an issue in the not-distance future as the Board starts looking at ways to meet future needs.
- **TF** — With The Village approaching build out the revenue currently generated by permits for newly built homes has been declining, will continue to do so, and in short order will essentially dry up. These fees, historically, supplant our monthly assessments and have allowed us to build up required reserves for the care and remediation of our infrastructure which includes roads, water and sewer projects, equipment and a host of other items. I believe that revenue stream needs to be replaced and a "real estate buy-in fee" seems like a reasonable approach. To date, I believe two models have been proposed, one proposal suggested a half of one percent fee on property transfers (sales) and one proposed a flat fee of \$5,000. I would support the .005 fee as being more progressive, as opposed to a flat fee of \$5,000. (for example, a property selling for 500K would carry a fee to the buyer of \$2,500 and a property selling for 1.5 million would carry a \$7,500 fee - as opposed to both properties carrying the same flat fee of \$5,000). Current residents buying a different home within The Village, and property transfers to family members, heirs, etc. would be exempted. In the event that fees were generated in excess of our reserve requirements, they could be used for any number of things, including, but not limited to, reducing monthly assessments.
- **LG** — I would want to research best practices regarding buy-in. I need to know actual needs and the costs of those needs. If a buy-in is the best option for our residents I would be open to that.
- **DT** — If elected, I will support careful Board review of Village finances in all respects. That could include consideration of a possible buy-in fee. However, the Board should not decide on such a fee without first (1) giving all residents full disclosure of the details involved, (2) hearing extended discussion of the issue in a Town Hall attended by the Board, (3) soliciting individual email input from all residents, and (4) obtaining an accurate, scientific, expert-designed poll of resident opinion.

3. *What ideas do you have as to how to increase non-assessment revenue and prudently reduce subsidies?*

- **CB** — Everything is open for discussion. With residents' input and review of budget needs and talking with like-minded communities.
- **TF** — There are two obvious methods available to help reduce and/or eliminate subsidies. The first is cost reduction and expense control. Cutting expenses are particularly attractive because every dollar saved falls directly to the bottom line. But cutting too close to the bone can be dangerous. I believe we need to take a zero-based budget approach to aggressively review our cost structures and right size our staffs. There appears to me to be opportunities to increase our non-assessment revenues. I believe our restaurants and their

amenities are underutilized. The Yacht Club, for example is a near perfect venue for Weddings and other outside affairs. The setting is simply breathtaking. I can't imagine why we would not host an introductory experience for all the wedding and event planners within, say, a 150-mile radius. Bring them in, wine them, dine them, and essentially create our own Focus Group of experts to help us understand how we become the venue of choice for all top-tier affairs. (Imagine the bride and groom being boated to our docks and walking arm and arm toward our venue with appropriate music playing - for example). Our venues need better signage and promotion. The Yacht Club signage doesn't indicate that there is a restaurant with magnificent views open to the public. There is little or no indication on public roads that a sports themed bar and grille exists at Toqua, or Kahite for that matter. The Tanasi facility will, hopefully, soon come online and needs appropriate promotion and publicity. It should be a media event, And finally, there is probably some room to increase golf fees a bit beyond the present proposals. The data seems to indicate that, for the most part, the number of rounds played on our courses remains steady. (There has been some issues with the data sometimes confusing or mixing 9-hole rounds with 18-hole rounds, but, normalized - our occupancy rates appear steady). And while the equation to calculate golf revenue is straightforward (occupancy or usage x's rate charged) one impacts the other, (raise rates too high and usage drops, etc.). But it would appear that a modest increase could be tolerated.

- **LG** – To increase non-assessment revenues and reduce subsidies everything is on the table. We are subsidizing all amenities except the docks. Some ideas are to look at our salary structure, outsourcing or privatization, and group sharing. It's a big task but I think we all agree that we need to continue to search for solutions.
- **DT** – The POA's Balanced Scorecard business plan provides multiple ways to address this important topic, including goal setting for department, customer satisfaction surveys, and employee surveys and suggestions. To increase voluntary revenue, I would support making our great amenities the main focus of our marketing, both to Villagers and to our surrounding neighbors. I support a long-range goal of finding and making prudent subsidy reductions while maintaining the quality of our amenities, since they are very important to our happy lives here.

4. *What is your understanding of the reserve funds: what they are to be used for; where the funds come from; how the size of the reserve fund is calculated?*

- **CB** – Reserve funds are for specific needs; funds are from survey of costs and or can be specifically addressed in the budget. I would base the size funding on a future needs study.
- **TF** – The Tellico Village reserve funds are to be used for the maintenance, repair, and replacement of our assets. This should include the current water and sewer system issues. but under our current system they are reserved separately. They should also be collected to be on hand for unexpected but inevitable costs such as large capital projects. The reserve funds come from several revenue sources such as a permit for newly built homes, a portion of our monthly assessments, and water and sewer fees. The Reserve funding methodology

has been recently changed to a Fully Funded method, where we catalogue and depreciate our assets, planning for their replacement. It is assumed that our proper maintenance does not require reserves for some major infrastructure items like roads.

- **LG** – We currently have two main sources of funding-water fees and assessments. The reserves, as I understand, are used to pay for unexpected repairs, replacement and long-term infrastructure projects, and capital expenditures along with roads, water and sewer system projects, building and maintenance, recreation amenities, and equipment replacement. The reserve study is an estimate of the monies needed.
- **DT** – Our charter to be a water and sewer utility, our governing documents, and good business practice call for a segregated reserve fund for water and sewer maintenance. We also should have a prudent general reserve fund. Our reserves should be based on solid, accurate, periodic Cost of Services Studies and Reserve Studies, and they should incorporate sensible and balanced calculation of risks and assessment of future needs.

5. *Do you still stand by every post/comment you have made on next door and still believe them to be consistent with your current thinking?*

- **CB** – You were not specific. Maybe YES or Maybe NO.
- **TF** – Yes, I stand by every post/comment I've made on NextDoor, subject to, of course, any comments or clarifications I've issued. I'd like to think that some of my positions have become better defined or more nuanced as I continue my learning experience, but those refinements have been more evolutionary rather than revolutionary.
- **LG** – I can't recall every post I've made, but I will say I am a passionate man and my comments would be based on the customer's needs. Sometimes all of us, including myself, make uneducated assumptions. But, in general, I stand by my opinion of the principles I have identified.
- **DT** – The question would need to specify the posts to which it refers. I try to be open to new information and be willing to change my mind where facts warrant that.

6. *What approach would you support for selecting a new person (GM or CEO) to assume the key leadership role for Tellico Village?*

- **CB** – I believe in an extensive search. Advertising, interviews by phone and in person, investigate social media, check references, Board questioning and Residents' questions.
- **TF** – The first order of business in recruiting candidates for our CEO/GM role is to develop a clear and concise job description and to develop an ideal candidate profile so that we know who and what we are ideally looking for. We would be wise to develop success metrics at something like the 3-, 6- and 12-month marks, so we can clearly articulate our expectations to our candidates. We must also refine our sales pitch to the candidates, being ready to explain why this position should be sought after and coveted by applicants. Armed with these tools we can post our opening on and through relevant recruiting portals, such as The Community Associations Institute, which for a modest fee can post and highlight our opening to almost 50,000 community managers and executives across the country. We should engage with a number of Executive Recruiters that specialize in POA and/or not for profit leadership placement to, at a minimum, help refine our parameters for

compensation expectations and contract terms, including any expectations for relocation. We should not be surprised if we discover that our best path to an executive recruitment is to actually contract one of these recruiters, understanding that their fees alone can be pretty steep.

- **LG** – To select a new GM we first need to update the current job description and duties to meet our needs. Then, I would open and post to all current employees and residents with the hopes of a large pool of qualified applicants. I would follow the established protocol, but it shouldn't be a sole source process.
- **DT** – I applaud Matt Benoit for his decision to remain as Interim General Manager pending a future search for the permanent position which includes consideration of multiple candidates. The General Manager position is crucial to the success of the POA. A fun and proper search, based on an updated job description and involving multiple candidates, is in the best interests of the incoming board, of Matt himself, and of the Village as a whole. I would welcome Matt as a candidate in that search.

7. *You have all criticized what has been called the "legacy Board". If elected, you will be called to create your own legacy? What do you hope that will be?*

- **CB** – No. If elected I just want to do the job. I believe we will be the board that abolished blanket NDAs and interjected Government in the Sunshine w/ resident involvement.
- **TF** – I would be very happy if my "legacy" was simply to help restore respect and trust among the Villagers and their elected and appointed officials. I'd like to help bring clarity and resolution to the major capital developments facing the Village, such as its water and sewer issues, and the use of Village owned properties, and finally I'd like to help in bringing on board a new GM/CEO that will help lead and direct these and many other efforts
- **LG** – When people think of me in the future my hope is that they will remember me as a person who listened to new ideas and the concerns of all residents. In addition, I'd like to be recognized for being an integral part of managing the budget so that we can not only preserve but also enhance our amenities to add to the enjoyment of living in Tellico Village.
- **DT** – I hope that legacy will be a POA that has the trust of Village residents due to government in the sunshine, prudence with our money (no more tax and spend), and open communication between residents and their Board and POA.

8. *The POA website, under Board Election Information, says "Most members of the POA Board of Directors bring significant experience through activities such as serving on advisory and ad hoc committees and/or attending many meetings concerning important topics in the Village. Those experiences are very helpful in understanding the complexity of the operations in the Village." What committees have you served on? Have you attended Advisory Committee Meetings? If yes, which ones and how often.*

- **CB** – Tellico Village Government Affairs..... Yes, PSAC has been my main focus. I've attended Communication, Park and Rec, IT, LR, and Food Services And go to Board meetings or watch on TVN as time has allowed. But I receive notes from various sources for Finance.

- **TF** – My hands on experience with the Board and the various Advisory Committees has, admittedly, been very limited. To be honest, I really didn't take much interest in the mechanics of the community - into "the making of the sausage", until I started to hear an increasing amount of grumbling from my friends and neighbors. At that time, I began to pay more attention, and to watch available videos of the Board meetings and activities. It was only then, and with no real knowledge of any other candidates, platforms or groups - that I decided to throw my hat into the ring as a candidate for one of the POA board openings. Since that time, I have attended every meeting available to me, with the exception of a Board meeting I missed because of a family matter (of course I did watch that video). While that presents a challenge in terms of a steep learning curve, I'd like to think it eliminates some of the baggage associated with carrying pre-defined positions and opinions
- **LG** – I have not served on any committees here in Tellico Village but I have attended several advisory meetings over the course of 26 years.
- **DT** – Advisory Committee membership is not and should not be a prerequisite for Board membership. As good business leaders and regulatory oversight leaders well know, sometimes an outside perspective can be very valuable. Some of our most effective Board members, including the two that received more votes in last year's election than any candidate ever previously received, had not previously served in Advisory Committees. I have attended multiple Board meeting over the past year, as well as multiple AC meetings, focusing particularly on the FAC, PSAC, and FSAC, and I have participated in public discussion and asked what have been responded to as "good questions" at all of them.

9. *Governing a nonprofit property owners association is much different than management at the city, county, or federal government levels. Typically, candidates for the Board have had significant experience on nonprofit boards and/or engagement with Tellico Village organizations or advisory committees that would inform their service as Board members. Can each of the candidates highlight their prior experience on nonprofit boards or Tellico Village organizations (not including being members of the Conservative Club)?*

- **CB** – Having served in federal, county, and city government—each functioning as a nonprofit entity—I have gained insight into public-sector performance management. I have studied the Nonprofit Balanced Scorecard Guide to Measuring Performance and reviewed roughly 40% of Kaplan and Norton's The Balanced Scorecard in collaboration with Mr. Reed.
- **TF** – I presently serve as the Treasurer and a Board member of the Kendrick Place HOA, a number of historic properties in downtown Knoxville. and while I have served as an Executive Officer of a number of public and private firms, my not-for-profit experience is limited.
- **LG** – I have established or served on several non-profit boards in my career. I founded the Shelby County Law Enforcement Foundation (formerly known as the Memphis Police Foundation). I served as the president and was an integral part of partnering with citizens and business owners in Memphis. In addition, I served as president of the Tennessee Association of Chiefs of Police, working across the state to work with other police agencies

and legislators. I also founded the Tennessee Dept. of Safety and Homeland Security Foundation in Nashville. I also served as chair of the Tennessee Association of the Deaf and Blind (TODB). I received awards from each of these organizations.

- **DT** – Prior experience on non-profit boards also is not and should not be a prerequisite for Board membership. City, county, and federal government bodies are in fact non-profit in nature. Moreover, there is considerable overlap between management of a POA and management at the city, county, or federal level; sewers are sewers, water rates are water rates, roads are roads, and oversight is oversight, and prior experience in those areas is very much needed on our Board. The best boards include members with a diversity of useful skill sets, and if elected I will contribute useful lawyer skills and extensive oversight experience (oversight is a key POA Board function). It is interesting that the questioner(s) excludes membership in the Conservative Club from answers to this question, while not excluding membership in such clubs as Living Blue or TVRA.

10. *The purpose of Advisory Committee Workshops is to review proposed purchases of products, equipment, and services, e.g. DPW pickup trucks, marina dock wave attenuators, roadway Pavement Sealing Contracts, and recommendations for infrastructure improvements. These discussions can be sensitive in nature; frank discussions among Advisory Committee members are sometimes required to arrive at a consensus. The effectiveness of Workshops will be adversely impacted if they are open to Tellico Village residents. What is your position on allowing residents to attend Advisory Committee Workshops?*

- **CB** – I believe the workshops should be open to the residents. If there is a legal issue, personnel issue, or contractual issue that requires closed door, then that and only that should be addressed in closed session. Then the meeting should restart and residents are back in.
- **TF** – To imbed into a question the statement that "The effectiveness of Workshops will be adversely impacted if they are open to Tellico Village residents" is presumptive and, I think, inappropriate. First of all, I recognize and acknowledge that several commonsense items such as HR matters, proprietary information, and certain items with legal or contractual restraints must be protected and remain confidential. But beyond that, I think it is a good idea to invite residents to all meetings, as observers, not as active participants. As I've mentioned previously, restoring trust in our governing process is paramount. During these times especially, transparency should be our guiding principle.
- **LG** – I believe all residents should be able to attend advisory meetings but understand the sensitive nature of legal, contractual and personnel issues. These discussions need to be designated as private when necessary.
- **DT** – The premise of this question is wrong and has been rejected by all four candidates running for the Board this year. Our Village desperately needs government in the sunshine. Just as Board meetings should be truly open other than for proper NDA subjects like individual personnel matters or some contract negotiations, AC meetings should also be open with the same kinds of exceptions. They should also be televised and recorded by

TVN. Letting Villagers see “frank discussions among Advisory Committee members” to decide on recommendations to the Board will greatly improve residents’ trust in their POA.

11. What is your position on dismissing PSAC and/or FAC members prior to the end of their respective terms if said Advisory Committee members do not fully endorse Tellico Smart’s TAP 2.0 program?

- **CB** – I have not advocated dismissing any member.
- **TF** – Dismissing members from the PSAC and/or the FAC for not fully endorsing ANY proposal is egregious. The very purpose of advisory boards is to advise - not to nod their heads in agreement like sycophants falling in line behind leadership. Listening to diverse opinions and entertaining other ideas can and should only help the process, and when a course of action is decided upon, we can be sure that all reasonable objections have been considered and heard.
- **LG** – We currently have a budget issue that needs to be considered when discussing TAP and TAP 2.0. The committee is a fact-finding research team to take under advisement for the Board
- **DT** - I have never called for any Advisory Committee member to be dismissed at any point in time or for any reason, including for not endorsing any particular viewpoint. Advisory Committees should include the best subject experts available from the astonishing wealth of expertise we have in the Village, and if possible, include experts with diverse viewpoints that enrich frank discussion leading to solid recommendations to the Board.

12. What is your position on cancelling the new Main Pump Station (MPS) construction contract with SCI and terminating Jacobs Engineering Group’s MPS Construction Phase Services Contract Amendment?

- **CB** – Stop construction for the new MPS. The MPS is not broken. LUB is the problem - at times they are unable to take our flow. That is why a new pipe is in the works.
- **TF** – I think the TAP 2.0 proposal has merit, and I think that it and any other alternatives should be more carefully evaluated. There are an enormous amount of dollars on the table here and prudence would seem to be the appropriate course of action. I would recommend that we suspend any further contractual commitments and/or payments that we can to both SCI and Jacobs and that the project be at least temporarily suspended.
- **LG** – In regard to an engineering firm, I believe we should cancel the contract with Jacob’s Engineering and request a new RFP. I am not in favor of a sole-source bidder or contract. In city and state government sole-source is not the norm.
- **DT** - According to presentations to the Board, the current MPS plan increases the risk of spilling sewage into our lake by reducing tank size by 60%, shortening response time, and eliminating the surrounding berm. It does that to address the risk that we could exceed the amount of wastewater LUB can accept, in the event of a massive rainfall we almost never get – a risk that will go away in three years or less when LUB puts a new water line under the lake. The current MPS is not malfunctioning. We already coated its wet well and put in more powerful and modern pumps just eight years ago. As Mike Lackey (the Board’s only subject matter expert on this) and Joel Reed have advocated, the best MPS option therefore

is to do nothing now, work to get the new LUB line in as soon as possible, and hire a local engineering firm with the right expertise to design a new MPS when it is needed.

13. Do you believe that any of the existing Advisory Committees should be discontinued. If yes, Which one(s) and Why?

- **CB** – No. That would be a Board decision after careful review.
- **TF** – Although there are [many] Advisory Committees I would not recommend that any of them be discontinued at this time. One of the recurring themes you'll see from all the POA candidates is that the Village needs to feel that it is being represented and heard. Initially cutting back on the Advisory Committees would not help promote the idea that we are actively listening and soliciting feedback
- **LG** – At this time I don't think we should discontinue any of our advisory committees and I actually have an idea to add one.
- **DT** - Our Advisory Committees are a great resource for the Board and for all of us. It would be good business practice to periodically review our AC structure and the charters of the various ACs. Any changes should be based on such a review.

14. There has been discussion regarding updating the TV C&Rs. How high of a priority do you consider this action? Specifically, what do you propose should be changed in the C&Rs? Given that they require a significant vote of all TV residents, how do you propose to accomplish this?

- **CB** – I believe the C&R should be reviewed. But when that is done that is the decision of the Board with input from residents. Then take the proper steps to ratify.
- **TF** – I think the first issue is to make certain that our CCR's as they presently exist, are being followed. It seems like best practices, such as securing multiple bids on large contracts have not been followed, and items like the imposition and use of utility fees are being questioned. Updating our CCR's is undoubtedly important, but not at the top of my priorities list.
- **LG** – I believe C&Rs should be reviewed by this new board and updated if needed. But the board must not change them to fit their agenda only. They are in place to protect residents now and in the future. If modification is needed that requires a majority of votes from the residents, then we should move on that.
- **DT** - I believe our C&Rs should be updated to ensure that something like the wrongful \$80 water fee can never happen again. The C&Rs date from when Cooper was first setting up the Village, and they would also benefit from general updating to bring them into the 21st century and align them with the current state of the Village. Changes to our C&Rs are up to our Villagers and require a majority vote of all eligible voters. So, such updating would need careful preparation, full disclosure of details to residents, and open discussion with them, along with obtaining the best possible information on resident opinion. Tennessee has adopted the Uniform Electronic Transactions Act, which in combination with the Tennessee Nonprofit Corporations Act may permit voting on such an update to be done electronically, similar to how we vote via email in Board elections. The Board should obtain expert advice about this from lawyers practicing in this field.

15. Other than water and sewer issues, what do you believe to be the biggest issue facing the future of Tellico Village and what qualifications do you have to help address this issue?

- **CB** – Budget..... I have extensive experience making budget decisions aimed at increasing revenue and controlling costs, having served in multiple leadership roles—including Commander, Director, Manager, Deputy Director, and Administrator.
- **TF** – As I've previously mentioned, I believe the biggest issue is the lack of trust that appears to exist between our residents and our leadership. That trust needs to be restored and that can only be done through transparency and competent leadership. I believe that my background and training, coupled with experience as a corporate officer of some very large firms, specializing in Customer Service, makes me uniquely qualified to make a meaningful contribution to our community. Specifically, I've had as many as 40,000 colleagues worldwide, and managed operations for firms with up to 2 billion dollars in revenue (excluding CapitalOne, where I led their Insurance Services Division). In addition, I have extensive experience in:

*Focusing on Optimizing Revenues

*Implementing strategic expense controls

*Downsizing (or more appropriately Right Sizing) staffs

*Extensive experience with RFP preparation, Vendor selection and Management

*Installing Continuous Process Improvement Policies

Foundationally, I have a bachelor's degree in accounting from St. Peter's University and a master's degree in accounting and finance from Seton Hall University. I also taught graduate level Economics in Irvine, Ca.

- **LG** – An issue that disturbs me lately is the increase in divisiveness that I've witnessed. I think it stems from the lack of trust and inability to listen to residents by our current board. But the elephant in the room is the budget. As I've said before our two main sources of revenue are water fees and assessments. We need to ensure that our reserves are solid without taxing our residents for it. We must attempt to get to at least a break-even point with amenities for we are subsidizing almost all. Everything is on the table—from salaries to outsourcing and all ideas in between. Accountability is a must! I have managed a budget in excess of 200 million dollars and another of over 180 million dollars. We must cut where we can and identify savings to take the burden off the residents without cutting amenities.
- **DT** - Restoring financial prudence, by ending the recent tax-and-spend approach and returning to the affordability and quality the Village was designed to have. That will require careful Board oversight of our financial and operational processes. I offer extensive oversight experience as the lawyer leading oversight of critical infrastructure and security at the world's largest financial market, the Chicago Mercantile Exchange.

16. One or more of you said you were “recruited” to by one or both of the TellicoSmart current already Directors. That happened because you said they wanted “likeminded” residents to join them so they can get their agenda passed and in place. One or more of you stated that you will not be voting as a block. Please explain how both of those things can be true.

- **CB** – My background is in facilities management, maintenance, repair, and construction across several organizations. Larry brings experience overseeing large budgets and complex operations at the city and state levels, and David contributes his extensive legal expertise. Alongside Mike, Joel, Carla, and Ed, we form a well-rounded and experienced group. While we often approach issues from different perspectives, our shared commitment to Tellico Village allows us to reach thoughtful, balanced decisions through consensus.
- **TF** – *(This question was asked of TellicoSmart candidates only)*
- **LG** – Many people in this Village -I dare say the majority, share similar views and ideas of the problems that face us. That is the very definition of like-minded! However, solutions for those problems are where the different opinions and suggestions come in. We all have different backgrounds; skill sets and experiences from which to contribute ideas for the betterment of life here for all residents.
- **DT** - Thousands of Villagers voted last year—more than in any previous election—for the reforms advocated by Mike Lackey and Joel Reed. I’m running to help put what those residents voted for into effect. The fact that Mike Lackey, Joel Reed, Carey Brown, Larry Godwin and I each see what has gone wrong with the POA in recent years, and agree on the basic principles that should underly steps to put things right, is something we each share with those thousands of Village voters. It is illogical to assume that means that any of us would not be independent Board members who use their own best judgment regarding how to vote on any issue that comes before the Board. Only someone questioning our personal character could think that such an issue exists.

17. Most of you suggested that most TV residents don’t trust the “legacy” Board. Please provide what your source of information of this 'fact' is. You will inherit that lack of trust, once you are on the Board. Trust must be earned, how will you build trust?

- **CB** – We hear from residents that they’re dissatisfied with the NDA boards. Larry, David and I were dissatisfied with prior boards..... We start correcting this with Government in the Sunshine, and We ask for resident involvement. Ask yourself, have the previous boards wanted your involvement?
- **TF** – While it's true that I have no empirical evidence of general dissatisfaction with the "legacy" board, I do think I have compelling anecdotal data. Chief among them would be the simple fact that no Board candidate carries or has sought that endorsement. One would think that even if they held a simple plurality one, or more, of "their" candidates would be a "shoe in" and that or those someones would have willingly stepped forward. That hasn't happened. Unfortunately there is no simple formula to win back trust. It must be earned. As the saying goes trust is hard to earn and easy to spend. It begins with open and honest communication. It begins with transparency. The new Board members should err on the side of communication and transparency. There can and should be no

indications of cronyism or closed door meetings or decisions. The residents need to feel respected and heard. They deserve it.

- **LG** – As I've said numerous times, many residents I've talked with have displayed a lack of trust due to their unexpected action, private meeting and knee-jerk decisions. You build trust by being transparent, having open meetings, and eliminating the current NDA so that can actually discuss issues with all residents.
- **DT** – I have heard a lack of trust in recent Boards in multiple conversations with residents across our Village throughout this campaign. If elected, I will work to regain residents trust by (1) listening to them through regular Town Halls, accurate, scientific surveys of their opinions, and individual conversations; (2) letting them see the actual debate and decision processes of their Board and their Advisory Committees; and (3) providing full, clear and understandable information to them about POA budgeting and spending, and its stewardship of their money.

18. Some of you have suggested that POA departments have hand picked committee volunteers who will parrot what they want. Please be specific, how do you know? Explain what you understand is the existing process and provide details regarding what you would do to change it.

- **CB** – I've not suggested such action..... However, I have had residents tell me this based on their experience. Now I can't talk about the current process but I believe the Board should review all resumes with GM input and the Board votes on Committee membership.
- **TF** – The advisory committees issue their reports to their respective Department heads that report to the executive leadership and ultimately to the Board. As I understand it, it is not uncommon for some of these committees to include like minded individuals, with similar views shared by their directors and leadership. Question 11 sent to us in this file asks all of us, as candidates, what our position would be on firing PSAC and/or FAC members that don't embrace TAP 2.0, so the notion that committees might be specifically sculpted does not seem unfounded. That would be very unfortunate, The Advisory Boards are in place to help us be successful and must be populated with the best and brightest independent and unbiased SME's (Subject Matter Experts) available to us from the vast pool of Human Capital resident here in the Village - and those Advisory Committees must be empowered to provide the guidance and direction we ultimately employ. It is important that these committees and their members remain independent and unbiased so that we can be sure that all options are being considered and evaluated from every available angle, and on those occasions where there might be a dissenting minority, those members must have a vehicle to escalate their opinions through the leadership channels, so they can be assured that their voices are heard.
- **LG** – It is my understanding that when committee positions are needed one needs to request an application and list qualifications. I believe that next the applicant will be interviewed by that department director and he submits his choices to the GM who in turns submits to the Board for approval. I'm not sure at this time if the process needs to be changed but we need to ensure all committee members are chosen with no bias.

- **DT** - Advisory Committees should include the best subject experts available from the astonishing wealth of expertise we have in the Village. To the greatest extent possible, they should include experts with diverse viewpoints that enrich frank discussion leading to solid recommendations to the Board. In recent years, POA staff have effectively controlled the makeup of our Advisory Committees. The current AC application process outlined in the Tell-E-Gram has staff reviewing applications, conducting interviews, and making final determination of who should be included, while on a single day the Board receives the staff's list and votes to approve it. Our governing documents make AC membership the responsibility of the Board, and I believe the Board must effectively fulfill that responsibility. While the staff can perform ministerial tasks for the process, Board members should see applications and lead interviews with the assistance of residents experienced in conducting such interviews. The Board should consider any staff recommendations but make its own judgment about AC membership for the coming year.

19. Given the financial status of the POA, how would you fund the \$80. return, replace the WSIF funds that are a part of the 2025 Reserve Study and pay for TAP 2.0?

- **CB** – I was told that there is sufficient funds to return the \$80.00 fee. It could be a one time payment, or a reduction in water sewer bills. But how do you return to someone how has moved from Tellico Village? I do not know the method to be taken. It is a Board decision. The second reserve study dropped the dollar requirement. Tap 2 is approximately a 50% reduction in estimated cost. TAP was very expensive.
- **TF** – While It would be my great pleasure to refund the \$80 Water surcharge imposed from October '24 through June '25 on Tellico Village residents, but at this time I believe it would be premature to do so. As you know, there is a proposal to restructure our Water and Sewer Infrastructure (TAP 1.0) with an estimated cost set to exceed 36 million dollars. An alternative solution, TAP 2.0 has been proposed, with an expectation that this alternative could be completed for as little as 7 million. As I've stated previously, it appears to me that TAP 2.0 has significant merit and should be fully reviewed and vetted by appropriate independent experts. At this time however, I do not believe we are in a position to fully endorse TAP 2.0 (or any other viable alternative) and certainly not in a position to use its estimated price tag of ~7 million as a number set in stone and low enough to trigger the refund of dollars already collected and earmarked for our W&S remediation. When and if some variant of TAP 2.0 is fully endorsed and priced out, it may be possible to refund the prior assessment, and I'd be thrilled to do so. I would endorse issuing that refund as a credit applied to future bills as opposed to issuing specific refund checks. Processing, printing, mailing, tracking and reconciliation of thousands of checks would be costly and inefficient.
- **LG** – My unfaltering position is that the \$80 water “tax” was taken illegally and should be refunded to all preferably by a check to the residents. I fully understand that there are budget constraints to be considered and feel that by eliminating TAP and implementing TAP 2.0 the funds could be obtained.
- **DT** -The original reserve study which drove previous budgeting was based on wrong assumptions and produced bad numbers regarding needed reserves. The new reserve study shows we need approximately half the amount of reserves stated in the last budget

made available to residents. If elected, I will vote to permanently eliminate the wrongful \$80 WSIAF fee, refund it, and reduce water rates to a reasonable level based on our actual reserve needs. The fee can be refunded from the almost \$40 million we currently have in reserves. Like all residents except Board members, I'm not totally read in now on the 2026 budget. But based on what we know now I have no doubt we can find POA cost reductions that will let us refund the \$80 fee, meet our necessary expenses, and maintain prudent reserves. TAP 2.0 will cut TAP costs almost in half, and appropriate budget review can find sufficient savings elsewhere.

20. Are you aware TV infrastructure may be approaching “end of life”? Technical committees and others have been aware and working to get ahead of issues and problems for years. The current MPS has issues, already. Refurbishing will require upgrading the electrical system (if, among other things, variable speed drives are added) to current codes/standards, including the addition of an emergency generator. The concrete wet well has issues including compromised concrete and that the dividing wall needs repair. Incoming piping/valves are damaged. Odor control on the existing wet well would be larger than on a new wet well. The geometry of the existing wet well prevents full evacuation of solids. In order to work in its enclosure requires opening and full ventilation before workers can enter, creating a dangerous situation. Since refurbishing the MPS forfeits the \$2.1 Million grant, please provide a detailed explanation of how refurbishing the MPS will be significantly less expensive?

- **CB** – No. Tellico Village is not approaching end of life. It is approaching 100% buildout..... While I do not support proceeding with refurbishment at this time, I believe upgrading the ventilation system is a sensible step forward. The PSAC did not conduct a full shutdown of the MPS for a comprehensive inspection. I do not support spending “millions and millions” of reserve funds that is chasing grant money.
- **TF** – As we all know, the W&S infrastructure needs remediation, and backup generators should be in place in both the main village and Kahite. The flat bottom of the existing wet well does indeed preclude full evacuation of solids and compromises to the concrete have been noted, and odor control is, of course, a priority. As previously stated, it was the intent of TAP 1.0 to address these issues, but there is at least one other alternative for consideration, TAP 2.0 Now the estimated cost for TAP 1.0 is ~36 million and the estimated cost of TAP 2.0 is ~7 million. That delta is so significant that it would almost seem foolish to not give TAP 2.0, or some variation, a full hearing. As I understand it there is a possibility for us to secure a \$2.1 million grant, and that grant carries a few conditions. As I understand it, one of them was a specific timeline, a timeline that has been blamed for losing some competitive bids on this project. Refurbishing the Main Pumping Station, rather than replacing it also apparently forfeits the \$2.1 million. I'm sorry to say that, in my opinion, putting that \$2.1 million dollar grant at risk is probably our best course of action. The delta between 1.0 and 2.0 is so great, the financial impact of a 1.0 alternative is so potentially significant that it appears it is worth putting the grant at risk to properly pursue an alternative and less costly solution.

- **LG** – I personally have concerns that we are moving in the wrong direction just to obtain grant funds. It is the tail wagging the dog and this rush to grab the grant does not initially fix anything right now. Also, we need a proficient, competent grant writer who secures a grant we don't have to pay back as has happened in the past. There is a great explanation of TAP 2.0 on tellicosmart.com that I recommend all views to answer any questions you might have.
- **DT** - According to presentations to the Board, the current MPS plan increases the risk of spilling sewage into our lake by reducing tank size by approximately 60%, shortening response time, and eliminating the surrounding berm. It does that to address the short-term risk that we could exceed the amount of wastewater LUB can accept, in the event of a massive rainfall we almost never get – a risk that will go away in three years or less when LUB puts a new water line under the lake. The current MPS is not malfunctioning. Just eight years ago we recoated its wet well and put in new and more modern pumps. Our sister communities Bella Vista and Hot Spring Village have similar systems much older than ours which are functioning perfectly. As Mike Lackey (the Board's subject matter expert on this) and Joel Reed have advocated, the best MPS option therefore is to do nothing now, work to get the new LUB line in as soon as possible, and hire a local engineering firm with the right expertise to design a new MPS when it is needed.

21. You stated that salaries are up 54% and are causing budget overruns. Please provide the detailed analysis associated with these statements and how the data was obtained?

- **CB** – Just look at the 2020 to 2024 revenues and expenses of the years identified. You can see the rise in wages and benefits. Get in touch with Finance for data. The math doesn't lie.
- **TF** – *(This question was asked of TellicoSmart candidates only)*
- **LG** – Figures regarding salaries are from the POA's form 990 in which the data was compiled by Coulter & Justice PPC.
- **DT** - According to the budget documents released by the POA, our salaries and wages not including restaurants totaled \$5,790,120 in 2021, and \$8,936,144 in 2025. That is an increase of 54.3% in four years, an average annual increase of 13.6% for four years in a row. No sustainable business gives that kind of increase, and I doubt that any Villager ever received that kind of raises before they retired. Since all four candidates have stated in candidate forums that they believe salary and wage increases need review, it is interesting that the questioner(s) did not address this question to all candidates.

22. You have stated that subsidies need to be reduced. Are you aware that previous Boards have directed the amenities that have received subsidies to reduce them over the last few years? Please provide your understanding of what has been taken place in the past and what you would do different, if elected.

- **CB** – Subsidies may fluctuate with changes in revenues and expenses, but the goal should always be to reduce them without diminishing the quality of the amenity. I believe the Board, working together with the amenity leadership and the General Manager, should explore creative ways to lower costs while increasing revenue. This means

identifying and applying best practices to ultimately reduce the financial burden on property owners.

- **TF** – It would be great if we could reduce subsidies being paid for the support of our outstanding amenities here in the Village, and there are a number of ways to do that. Expense control is certainly one of them, and a zero-based budgeting approach should be taken as we review all of our cost structures. It should also be possible for us to increase the utilization of our assets, especially our restaurants and clubs. I'm sure prior administrations have looked at matters - but we need to start thinking outside the box. For example, I'm sure you've all heard of The Villages in Sumter County, Florida. Not my cup of tea, but I've played golf there and visited friends there on a number of occasions. One thing I can say with absolute certainty is that their restaurants and clubs are packed - morning, noon and night. There's probably something to be learned there, and this is just one example of how I'd recommend we start thinking out of the box. I'd find out who the person is that drives their success and invite them to do a little consultancy for us - fly that person up for a couple of days, have them check out our facilities and look over our event calendars and give us some tangible recommendations. For relatively few dollars we can find ways to solicit input from experts in the field to help us optimize our resources and therefore reduce subsidies.
- **LG** – Yes, I am aware that divisions have been asked to reduce subsidies but that obviously hasn't worked because most are still asking for subsidies. We need to think out of the box and find new ideas. Here is a novel idea: listen to residents' ideas! We have a wealth of diverse experiences here. The amenities are amazing but don't seem to change except for price increases. We also need a business plan such as the Balanced Scorecard. You can't improve if you don't measure and hold those in charge accountable.
- **DT** - Some subsidies have been reduced in practice, but some have not. Better Board oversight including continuous monitoring of budget compliance and of meeting the goals set in our Balanced Scorecard business plan will benefit all Villagers.

23. You stated that money could be saved if golf carts would be leased instead of purchased. They are currently leased and the lease runs out in September 2026, at which point the current plan is to lease new ones after going through a bid process. Please explain where you are getting your information from that is being presented as facts?

- **CB** – *(This question was asked of Larry Godwin only)*
- **TF** – *(This question was asked of Larry Godwin only)*
- **LG** – This is now a moot point because I have learned that the Board intends to lease all carts. While reading the 2024 audit, it referenced leasing “certain” golf carts so it is a little ambiguous as to how many. It also referenced a consideration of purchasing those in lieu of the final balloon payment of \$585,000 as the manufacturer offered. But I stand corrected.
- **DT** - *(This question was asked of Larry Godwin only)*

24. Tellico Smart Question: A member of your team stated he believes our annual budget can be cut by \$20M. Please explain how you intend to accomplish this?

- **CB** I do not recall that comment being made. –

- **TF** – *(This question was asked of TellicoSmart candidates only)*
- **LG** – The TAP plan cost is estimated at \$ 36 million. If eliminated for consideration and TAP 2.0 is approved the cost is estimated to be somewhere in between \$12 -\$15 million. Hence, a savings of approximately \$21 million.
- **DT** - TAP 1.0 would cost us approximately \$36 million. TAP 2.0 will cost us approximately \$7 million. In addition, a Department of Village Efficiency (DOVE)-style review of our budgets, expenditures, operations, and staff levels—a standard and prudent business practice—is sure to find additional cost reductions. In this connection, it is noteworthy that POA audits show that POA expenditures increased from 2019 to 2024 by 75%. We have residents with expertise and experience who can assist the Board with such review, and we can also hire appropriate expertise from outside the Village for this purpose.

25. *Tellico Smart Question: TVPOA has used numerous products to address the odor associated with our neighborhood pump stations. These products are expensive and work for a very short period of time and make our community less desirable than other communities. What will you or Tap 2.0 do to address this ongoing issue permanently?*

- **CB** – The last time I dealt with an odor issue was in the mid-2000s, using the systems available at that time. I’m not familiar with the current technologies, but I’m confident that engineering firms now have effective solutions that could be integrated into the MPS.
- **TF** – *(This question was asked of TellicoSmart candidates only)*
- **LG** – TAP 2.0 covers wastewater processing by reducing the air exchange with variable speed motor controls on the pumps at lift stations. I refer you to tellicosmart.com for a great TAP 2.0 breakdown.
- **DT** - The odor coming from neighborhood pump stations is an important issue, and if elected I will vote to have the POA find the best possible solution. The TAP 2.0 plan calls for a lasting solution by reducing air exchanges at these stations with variable speed motor controls and meters on the pumps. Since odor control is a general issue that all Board members will need to address, it is interesting that the questioner(s) did not address this question to all candidates.

26. *TVPOA has conducted multiple RFPs and RFQs that have resulted in less than desirable responses. How do you propose to increase supplier responses, provide higher quality services, and reduce overall costs?*

- **CB** – The General Manager recently provided a list of engineering firms available to the POA. In addition, we can contact the Counties, local municipalities, and the state contracting office to obtain further lists of qualified vendors to meet our needs. To achieve better value across all products and services, we should engage an experienced contracting officer to assist with negotiations and procurement. We can also reach out to residents with business backgrounds to identify subject matter experts (SMEs) who can provide valuable insight and guidance.
- **TF** – I've worked on major process improvement projects, infrastructure overhauls, integrating cultures, right sizing staffs, optimizing outcomes, RFQ and RFP preparations, solicitations, and Vendor selection and Management my entire working life. I've managed the ground up build out and/or rehabilitation of over 30 office buildings around the world.

I have almost never found myself in a single bid situation, and to be honest, the only times we found ourselves in a single bid situation was when we decided, in advance, to go with the incumbent in the interest of speed. The RFQ and RFP process must be broad and far reaching. We need to solicit and engage vendors that meet our "Goldilocks Principle" not too big - not too small, etc. We need to engage specialists with demonstrated expertise in the specific areas we are working on. If we follow these principles of seeking multiple bids from experienced vendors, we will establish our reputation for fairness and equity.

- **LG** – Jacob's is a very large company and one that has been involved in some, what I think, are questionable practices elsewhere. We need to seek out companies specializing in dealing with communities our size and needs. Engineering firms that understand POA's will be better able to align scope, governance and service expectations. Firms experienced with smaller clients may be better at cost effective alternatives.
- **DT** - This month PSAC finally certified and the Board approved three additional and more local engineering firms which the POA can consider for particular engineering projects. This will enable the POC to finally come into compliance with the requirements in our governing documents and in standard business practice for competitive bidding. The POA should also apply the competitive bidding and multiple sources principle to the hiring of attorneys, auditors, and other professionals. This will help the POA obtain higher quality services and reduce costs. Having senior staff and Board members build relationships with suppliers and relevant professionals can also help these goals.

27. The POA LRPAC recently completed a study comparing Tellico Village to multiple active adult communities. To ensure Tellico Village remains competitive in the East TN marketplace, it will be essential to continue marketing our community to potential buyers. What changes will you propose to the Marketing budget and strategy? Explain why and the benefits of your recommendations.

- **CB** – A complete review of our marketing strategy is needed. Perhaps it is time to consider a strategy that is more appropriate to a developed community. While local real estate firms effectively market Tellico Village—and one agent, in particular, offers an outstanding lifestyle-focused presentation—the Long-Range presentation addressed only amenities without a thorough cost evaluation. Additionally, it did not reference our sister community in Arkansas, and The Landings in Georgia is not a suitable benchmark for comparison.
- **TF** – Our marketing approach needs to evolve to include not just the soliciting of initial home buyers seeking an active but relaxed community, loaded with best-in-class amenities but to also market our underutilized amenities, specifically the restaurants, cafes and golf courses. Personally, I don't see the sense of billboards in Lenoir City advertising the village. I'd rather see signage promoting and highlighting the Yacht Club as Open to the Public and further promoting it as an ideal venue for weddings and events. I'd like to see visible signage for Kahite, Toqua and the much-anticipated Tanasi Clubhouse on main roads indicating our venues are open to the public.

- **LG** – We are in a sustain stage no longer a growth stage. Marketing should be laser guided and focused on current amenities. For example, market our restaurants to all the surrounding areas outside the Village, not only for its fine food but also as a venue for weddings, events, birthdays, or any celebration. But make sure we offer appropriate opening and closing times and great prices. Also, market aiming towards younger families. The benefits could be monumental and provide a steady stream of revenue. We love our amenities but as with anything we must measure spending and revenue constantly.
- **DT** - Tellico Village is no longer in the Growth stage for a business and is now in the Sustain stage. Accordingly, I believe our wonderful amenities should become the main focus of our marketing. This will help us to increase voluntary revenue and also spotlight our wonderful quality of life as the best reason to move here.

28. Multiple communication channels (i.e. - NextDoor, Empowering Tellico, Tellico Smart and TAP 2.0) have an abundance of misstated, inaccurate or misleading information with little or no verifiable professional support for the statements made. How will you address this ongoing concern of bias, unsupported opinions and statements that continues to contribute to the toxic environment in our community?

- **CB** – The issues you mention may stem from the lack of transparency surrounding certain decisions, which can lead to rumors and speculation. As “Government in the Sunshine” becomes our standard, I believe the Board will serve as a reliable source of truth. While we can’t control what others post on outside platforms, we can ensure accuracy and transparency on the POA’s official channels.
- **TF** – I think we are all aware of some feelings of discontent here in the village. Much of this seems to be directed at the leadership. That trust is going to be very hard to win back. There are a lot of sources of information out there. Some are misunderstandings, some are half-truths or incorrect extrapolations. Some are folklore, and folklore oft repeated can sometimes start being perceived as fact. Sorting your way through this can be very difficult. You need to be able to rely on the numbers, you need to be able to process the proven data to understand problems and drive solutions. We need strong, unbiased SME's sitting on our Advisory Councils and giving us the benefit of their knowledge and experience. We need transparency. We need knowledgeable leadership. We need Nextdoor to get back to its original purpose of finding us plumbers and handymen and identifying funky looking bugs and snakes. I think that the POA Board should offer an online Question and Response Platform.
- **LG** – I can’t control what people think or say as a board member. I can only provide factual information and encourage residents to seek out the truth.
- **DT** - The Board should improve communication with Villagers in three key ways. (1) We need accurate customer satisfaction surveys, which are a key part of our Balanced Scorecard business plan. (2) We need a neutral, uncensored, resident-only channel maintained by the POA itself for resident input to the Board, similar to our useful Help Spot. This can remove the need to use NextDoor. (3) It’s essential that we obtain accurate, scientific, random sampling of resident opinion. That’s the only way we can

come close to truly knowing resident opinion on an issue, and I'm sure we have Villagers with experience and expertise who can help. Tellico Smart and TAP 2.0 are NOT communication channels: Tellico Smart is a campaign resource for some Board candidates and TAP 2.0 is a plan to save \$ millions while meeting our true infrastructure needs. Neither of them provides misleading information, and it is revealing that the questioner(s) would say such a thing about particular candidates.

29. *Engaging all TV residents is essential to the success of our community. What suggestions do you have for reaching all TV residents and what topics do you believe will result in increasing resident engagement in TVPOA staff & Board actions?*

- **CB** – I envision a unified POA communication platform that provides residents with reliable updates and serves as a comprehensive source of information. Establishing a POA Public Spokesperson could further enhance clarity and transparency. The budget will continue to be a key focus, along with the completion of the TAP 2 projects.
- **TF** – Naturally I agree, engaging as many Tellico Village residents as possible in our community affairs is essential. Restrictive NDAs should be replaced. Common sense dictates that some legal matters, proprietary information, some contractual data and HR issues are confidential, but for the most part we need complete transparency. Town Halls should be monthly. They should provide an open forum for effective communication. All closed sessions of Board Meetings should be opened. Residents would be invited to attend and observe but not interact, All closed sessions of Advisory Committees should be open, but again, residents would be invited to attend but not interact. And as previously stated, I'd like to see the POA Board offer an online Q&A platform.
- **LG** – We seek engagement through Town Hall meetings, and encourage residents to look into the POA website, the Tel-e-gram, and the Help desk. I am open to any and all suggestions from residents on how we can communicate better. Eliminating the current NDA will be a huge step towards better communication with residents and supporting the exchange of ideas.
- **DT** - In addition to the three key resident-Board communication tools I addressed in Question 28, resident engagement will be improved and trust will be increased by government in the sunshine, including truly open Board meetings, and TVN broadcast and recording of open Advisory Committee meetings and workshops. Giving residents regular, full, understandable information about POA finances will also help.

30. *A short time ago, residents of Kahite received a flyer in their paper slot, suggesting that Kahite should separate from Tellico Village and incorporate. What is your understanding of this and do you support this movement.*

- **CB** – Incorporation is not a simple process—it takes time, coordination with the legislature, attorneys, and the Tellico Village POA, as well as a community vote. It would be expensive for Kahite residents and demanding for those managing the effort. In the end, this is a choice the residents of Kahite will have to carefully weigh for themselves. I believe it is premature for me to weigh in.
- **TF** – No, I do not support Kahite separating from Tellico Village. First of all, I think the separation would be far more difficult than people imagine. Some have compared it to a

simple procedure, like a tooth extraction. I think it is much more complex surgery - more like separating co-joined twins. I think the relationships and interdependencies are intricate and deep. I think that, especially in today's litigious environment, if any resident of The Village whether in or out of Kahite, felt that their property values suffered as a result of such separation we could find ourselves in court for a very long time. I don't think this is a good idea.

- **LG** – I do not support the movement to separate Kahite from us. Kahite is just as much a part of Tellico village as any other neighborhood. I am interested in knowing why some are considering this idea and would like to know their needs. Maybe we could work with their issues so the desire to separate no longer exists.
- **DT** – I know nothing about this flyer and have no connection with it. Such a step would raise a host of complicated issues. It could not be put into effect by the Board but would require voting approval by a majority of all Tellico Village lot owners. It would require Kahite residents to pay Tellico Village for each main Village lot's per-lot share of the value of the Kahite golf course, Wellness Center, etc. It is also possible that Kahite could be unable to meet state requirements for incorporation on its own. Based on what I know at this point, I would not favor this step. I view Kahite to be as full and important a part of Tellico Village as any other neighborhood, and if elected I will work to support it as such.