What owners asked for in July, and what the August packet delivered

The Association's own survey (Mast 61, July 17–27 2026; 2,654 responses, a third of owners): "Which types of information are most important to you?" — pick up to three. The second vote packet (August 10) opened "You Spoke. We Acted."

WHAT OWNERS ASKED FOR	CHOSE IT	WHAT THE AUGUST PACKET DELIVERED
Project priorities and timelines	58%	One page of six category totals for 2027–2029 (roads $8.95M, storm drains $4.37M, bridges and equipment $2.85M, paths, lagoons, gates). No project list, no streets, no dates.
A multi-year capital improvement plan	51%	Three years of totals. The Association's own plan ends in 2031; the reserve study's "thirty years" is that six-year plan with the analyst's inventory after it.
Regular progress updates on projects	40%	Not the packet's purpose; the President's Updates continue as before.
Detailed budget summaries	30%	The operating/capital split per year and a one-page variance summary ($18.4M to reserves instead of $23.4M). No percent funded; the Board's own Budget Book shows 27% falling to 5%.
Competitive bidding and contract information	22%	Nothing. The paving and storm-drain fixed-price contracts expire in 2028; 2029 is at market rates, inside the dues period.
The reserve fund study	17%	Not cited: "reserves do not increase to the degree previously proposed"; "depletion of reserves, contrary to industry standards." No number, no table from the study.
Engineering or professional assessments	11%	Nothing. The audited statements say engineering firms help estimate drain and road lives; no such report is in the member library.

The packet acted on three quoted comments — the first-year step was too high; "you do not need to build your reserves"; too many non-critical projects. Asked directly, **72%** of respondents said sufficient reserves should be maintained (6% disagreed) and 66% called the Association proactive on its assets. Owners asked for candor about the plan, the contracts and the study. The Board answered with a smaller number, and the smaller number lost too.

The survey never asked what dues level owners would support. It asked what they wanted to know before voting again, and the top four answers are the same request: **show us the plan.** The plan the Board has is six years long. Roads and storm drains "will be funded regardless of the vote outcome," the packet says — so the vote was about everything else, and about trust.

Sources: 2026 Community Survey Results, p.11 (Information types, n = 2,654) and p.7 (reserves and assets); 2027–2029 Annual Dues Voting Packet, Second Vote, Aug 10 2026, pp. 2–6; TLA 2026 Budget Book p.51; 2025 Annual Report p.45. Full analysis: "The Reserve Study, Unpacked" (L. Van Horn).