



Hastings Point Special Meeting

January 7, 2026, 6:30 PM – 8:00 PM

Hilton Garden Inn

Cypress Ball Room

I-77 & Farrow Road (Exit 19)

8910 Farrow Road, Columbia, SC 29203

To: All Members / Lot Owners of Hastings Point HOA

From: The Petitioning Members (Pursuant to SC Code § 33-31-702)

Notice Date: December 28, 2025

NOTICE IS HEREBY GIVEN that a **Special Meeting** of the Hastings Point Homeowners Association will be held to address urgent governance matters, including the removal of the current Board of Directors and the correction of corporate records.

This meeting has been called by a petition of the membership following the Board's failure to conduct a valid election and their continued refusal to address formal inquiries regarding election irregularities and the invalid 2023 Covenant Amendment.

MEETING DETAILS

- **DATE:** Wednesday, January 7, 2026
 - **LOCATION:** Hilton Garden Inn (Cypress Ball Room)
 - **Address:** 8910 Farrow Road, Columbia, SC 29203
 - **CHECK-IN:** 6:30 PM – 7:00 PM
 - *(Please arrive early to verify your ownership and receive your ballot)*
 - **MEETING TIME:** 7:00 PM – 7:30 PM
 - **VOTE COUNT:** 7:30 PM – 7:50 PM
 - **ADJOURNMENT:** 7:50 PM – 7:55 PM
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WHY YOUR VOICE MATTERS (THE MATH)

To fix the issues in our community, we need specific numbers. We cannot do this without you.

- **11 VOTES (Quorum):** We need at least 11 homeowners represented (in person or by proxy) just to legally start the meeting.
 - **53 VOTES (Absolute Majority):** To REMOVE any Board member, (Item III), we need a simple majority of the entire neighborhood (53 YES votes).
 - **SIMPLE MAJORITY (Majority of votes cast in person or by proxy):** To pass all other business—specifically Halting the Election (Item I), Retracting Invalid Records (Item II), Electing New Directors (Item IV), and Establishing Committees (Item V)—we only need a majority of the total votes cast (whether in person or by proxy).
 - **Every Vote Counts:** If you stay home and do not send a proxy, your voice is not heard.
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AGENDA

I. Call to Order, Election of Meeting Officers & Quorum

- In accordance with Robert's Rules of Order, **NO NEW BUSINESS** and **NO GENERAL DISCUSSION** will be entertained. The floor will be open strictly for motions and voting.
- **Election of Chairperson Pro Tem:** Motion to elect Anansa Jenkins to preside over the Special Meeting to ensure fair administration of the petition agenda.
- **Election of Secretary Pro Tem:** Vote to elect a temporary Secretary to officially record the minutes of this meeting.
- **Certification of Quorum:** Verification of attendance (10% minimum - 11 Lots).

II. Motion to Halt Current Election & Retract Invalid Records *(Requires Simple Majority: Needs over 50% of the total votes cast, in person or by proxy)*

- **Vote to declare the current election process void due to failure to appoint a Nominating Committee as required by Bylaws Section 6.1. (Item I)**
- **Vote to officially retract the "2023 Covenant Amendment" filed with Richland County, declaring it FAILED and INVALID on the following grounds (Item II):**

- **Falsification of Votes:** The voting records were falsified and do not accurately reflect the will of the membership.
- **Lack of Supermajority:** The amendment failed to achieve the required legal threshold of votes.
- **Irregularities:** The voting process contained significant discrepancies as originally detailed in formal correspondence sent to the Board, which were ignored.

III. Motion to Remove Directors (Individual Votes) – (Requires Absolute Majority: Needs 53 YES votes total to remove a Director) (Item III)

- The membership will vote to remove the following individuals from the Board of Directors effective immediately: Timothy Webb, Oscar Walker, Pamela Miller, and Craig Berry.
- The membership will vote on each current Board member individually.
- You will vote YES to Keep them or NO to Remove them.

IV. Election of Intermediary Directors (Requires Simple Majority: Needs over 50% of the total votes cast, in person or by proxy) (Item IV)

- **Legal Requirement:** Per the South Carolina Nonprofit Corporation Act, the Association must maintain a Board of at least three (3) directors at all times.
- **If a Director is NOT removed:** Since all original terms have expired, they will continue to serve only on a temporary basis until the Nominating Committee has completed its vetting process and a formal election can be held.
- **If a Director IS removed:** Nominations will be taken from the floor to fill that specific vacancy with an "Intermediary Director" to ensure the Board maintains the legal minimum of three members.
- **If ALL Directors are removed:** The membership will nominate and elect a full slate of new Intermediary Directors.
- **Term of Service:** All Directors (retained or newly elected) will serve only until the new Nominating Committee has vetted candidates and an Election Committee has been appointed to oversee a permanent election.

V. Motion to Establish Standing Committees (Requires Simple Majority: Needs over 50% of the total votes cast, in person or by proxy) (Item V)

- **Vote to immediately appoint the following committees as petitioned by the homeowners:**
 - **Nominating Committee: To identify candidates for future elections.**
 - **Election Committee: To oversee future voting fairness.**
 - **Governing Documents Committee: To review Covenants & Bylaws (Article 9).**
 - **Violation Review Committee: To ensure all violations are properly vetted without favoritism and that fines are established fairly and transparently.**

VI. Counting of the Votes

VII. Adjournment

CODE OF CONDUCT

This meeting will be conducted in an orderly and professional manner.

- **Safety & Decorum: All attendees are expected to treat neighbors with respect. No violence, intimidation, shouting, or disruptive behavior will be tolerated.**
- **Enforcement: Anyone disrupting the business of the Association or threatening the safety of others will be asked to leave immediately.**

IMPORTANT VOTING INSTRUCTIONS

1. IF YOU CAN ATTEND: Please bring a valid photo ID. Check-in begins at 6:30 PM.

2. IF YOU CANNOT ATTEND (VOTE BY PROXY): It is critical that your vote counts. You may vote by PROXY.

- **HOW TO GET A FORM: A Directed Proxy form is attached to this email. For your convenience, a hard copy will also be placed on the outside of each homeowner's mailbox.**
- **DEADLINE: All proxies must be returned by 7:00 PM on Tuesday, January 6, 2026, so they can be filed with the Board's Secretary prior to the start of the meeting.**
- **How to Vote: The form lists each Board member individually. You must mark your choice for EACH person:**

- **For General Motions (Items I, II & V):**
 - **Mark the box to HALT the election, RETRACT the records, and vote FOR the establishment of committees.**
- **For Removal of Directors (Item III):**
 - **The form lists each Board member individually. You must mark your choice for EACH person:**
 - **Mark YES to KEEP the Director.**
 - **Mark NO to REMOVE the Director.**
- **For New Directors (Item IV):**
 - **Option A: Mark this to authorize your Proxy Holder to vote for the best available candidates to ensure a full Board.**
 - **Option B: Mark this if you wish to write in specific names yourself.**
- **Final Step:**
 - **Sign and date the bottom of the form. (*Unsigned proxies are invalid*).**
- **How to Return It:**
 - **Secure Drop-off: Place the signed form in the secure lockbox located on the front porch at 353 Garvey Circle.**
 - **Email: Take a photo or scan of the signed form and send it by replying to this email.**

Note: If you sign a proxy but then decide to attend, your presence at the meeting automatically revokes the proxy, and you can vote in person.

3. ONE LOT, ONE VOTE: Owners who are delinquent on assessments MAY STILL VOTE unless their voting rights have been formally suspended after a hearing (Bylaws Art. VIII, Sec. 8.1(b)). Unless you have received a certified letter prior to December 28th, 2025, stating your specific rights were suspended, you are eligible to vote.