



Pickett Downs

Phase I Homeowners' Association

P.O. Box 622551

Oviedo, Florida 32762-2551

Membership Meeting Notice

Date: Thursday, July 16, 2026

Time: 7:00 PM

Location: VFW Community Room

300 Lake Mills Ave

Chuluota, FL 32766

Parking is located behind the building; please enter through the rear entrance.

AGENDA – PLEASE BRING YOUR PROXY FOR VOTING PURPOSES

- Bylaw Amendment – Fines
- C&R Amendment – Voting Procedure
- C&R Amendment – Chickens
- C&R Amendment – Nuisance
- Fire Marshal Notice

The agenda and supporting documents being mailed outline the topics to be discussed. Review **both sides** of all materials. This information is also on our website: [**http://pickettdowns.com**](http://pickettdowns.com)

If you do not have access to the website, please email: [**pdhoaphase1@yahoo.com**](mailto:pdhoaphase1@yahoo.com).

We have created a private Nextdoor group, **PickettDowns1**, exclusively for Phase 1 homeowners to discuss HOA-related issues. If you have not joined, visit Nextdoor.com and request access.

Quorum & Voting

A quorum of homeowners is essential to conduct official business (**30% of the entire Association**). If you cannot attend, please complete your proxy/voting form and give it to an attending neighbor or a Board Member. Your proxy must be **designated, signed, and dated** for your vote to be counted. If you attend the meeting, please bring your Proxy/Voting Form with you—this will be your voting instrument.

Purpose of the Meeting

This Membership Meeting will include voting on several ongoing issues in our community:

C&R Amendment – Chickens

A request was made to allow chickens, which are currently prohibited by our C&Rs. A proposed amendment with enforceable guidelines has been drafted to address potential impacts on adjacent properties. **If this amendment does not pass (41 affirmative votes), all current property owners will**

have fourteen (14) days to remove all chickens from their personal property and from within the community.

Bylaw Amendment – Fines

The current fines for C&R and Bylaw violations (\$10/day, \$1,000 aggregate) have proven insufficient to encourage compliance. The proposed amendment increases fines to **\$100/day, \$5,000 aggregate** to strengthen enforcement of governing documents.

C&R Amendment – Voting Procedure

The current requirement of **51% of the entire membership** to amend the C&Rs has made necessary updates nearly impossible. Many homeowners do not attend meetings or submit proxies. The proposed change would allow amendments to pass with a **two-thirds (66%) affirmative vote of a quorum** at a membership meeting, enabling the community to make needed improvements. Everyone is encouraged to vote either by attending a meeting or by proxy – this change is not to restrict participation in voting.

C&R Amendment – Nuisance

The existing nuisance language is vague and difficult to enforce. Ongoing behavior of not maintaining areas in our community has had an adverse effect on the overall value of properties. The proposed amendment clarifies maintenance expectations to protect property values, ensure proper water management, and maintain access for utilities, emergency services and Association Members.

Fire Marshal Notice

Currently we have a Fire Code Notice from the Seminole County Fire Marshal to take corrective action. Details are posted on the Pickett Downs website for you to review.

Proxy Requirements

If you will not be attending, please return your proxy before the meeting. **If any of these items are missing, your proxy vote will not be counted.** To be valid, the proxy must meet **all** of the following:

1. The designated proxy's name must be filled out.
2. The designated proxy must attend the meeting.
3. The proxy/voting form must be signed and dated by you, the homeowner.

Important Dates

- **July 31, 2026:** If the chicken amendment does not pass, all chickens must be removed from their personal property and from within the community.
- **August 1, 2026:** Easements must be cleared of obstructions and overgrown vegetation to a **minimum width of twenty-eight (28) feet** from the middle of the road.
- **September 1, 2026:** Property owners bordering drainage ditches must have removed overgrown vegetation and debris.