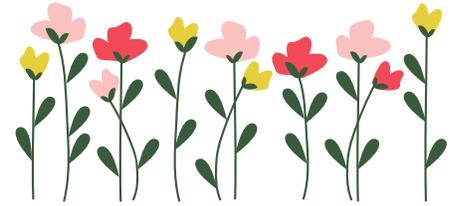




Newsletter

April 2023



The Lakes HOA

Office Hours: Mon-Thur 9am-3pm (954) 480-2928 office@thelakeshoa.net



It's never ending, but you can eliminate some of the ads. Go to www.save.com/mailing/delivery-options to opt out.

NOTE: Please **DO NOT** put unwanted junk mail in the pet waste containers. The sharp edges of envelopes and magazines slit the plastic bag holding all the waste bags and can make a mess. Also, USPS has asked that you do not put the unwanted mail in the package boxes. Thank you for cooperating.

We have had complaints of not enough parking spaces. We are aware of this and will be adding 10-12 more spaces by extending current parking areas and also will tow vehicles that seem to be abandoned or not being used or current with tags. If you have an extra vehicle that is not being used, please consider moving it elsewhere.



We are seeing dogs being added to families. Please remember to register them at the office and that there is a 2-dog maximum and no pit bull mixes. Also, you **MUST** leash your dog for its safety and others and don't forget to pick up its waste. Waste bags and containers are located around the community. Please remind your guests who bring their pets to visit that they must follow the same rules.

News is posted regularly on our website so check it periodically. And don't forget to read the Rules & Regulations at least once a year as we have to change our rules as the State makes changes to the Statutes each year.



Amendments

Three amendments to our By-Laws and Articles will need your vote soon which we will send by email/US mail. A Notice to Owners letter of instructions and a Written Consent form (used for each owner to vote on each proposed amendment-similar to a ballot or limited proxy) will be included. Two-thirds of the community will need to vote to get these amendments passed. Briefly, they are:

- Amending towing from 24-hr. notice to immediate towing necessary to rid community of cars not belonging here or in violation
- Amending lease length to not less than one year
- Establishing a policy of Notifying for Annual Homeowners Meeting and election process

Please read them carefully and if you have any questions regarding same, please contact the office for further explanation.

What is the purpose of the Annual Meeting in an HOA?

Annual meetings are the most important meeting of the year because it's where an election is held for the Board of Directors, homeowners are informed and updated about important board business and key association issues, such as finances, the status of current projects, amending documents, and plans for upcoming capital improvements.

Do board member elections require a quorum?

When it comes to voting to approve policy changes, or changes to Bylaws or Articles to our governing documents, the Florida Statutes require associations to obtain a quorum – a specified number or percentage of homeowners or their proxies present to vote. In our case, one-third of the members must be present in person or by proxy equaling 60.

An important aspect of this meeting is the election of members to the Board of Directors. This year the entire 7-member board will be candidates for re-election in addition to any homeowners who wish to run for a seat. Board members are elected by a majority vote of homeowners. You may vote in person at the annual meeting or by naming a proxy (an individual designated by the homeowner to cast a vote on their behalf). With these options, there's no reason not to make your vote count!

What if there is no quorum?

If the minimum number of board members and association membership cannot be present, a quorum is not attained and association business cannot be conducted, therefore, there cannot be a meeting. Ultimately, the members in attendance will not be able to elect new members or approve an annual budget.

Do annual meetings have notification requirements?

Yes. The HOA annual meeting notice must be shared in advance with homeowners. We will send via email to those who consented to receive information electronically, and via U.S. mail to those who did not want mail sent electronically. The First Notice is sent 60 days prior to date of meeting and will include information about the election and a nomination form. The Second Notice is sent 30 days prior to the meeting and will include an agenda, the budget, and a Limited Proxy listing all of the candidates running for the board. You will be asked to vote for seven (7) and your proxy to be returned prior to the meeting. This is also called a Proxy Ballot.

When is the Annual Meeting?

The Annual Homeowners Meeting is May 24, 2023 at 7:30 PM in the Clubhouse.