

January 23, 2021

ELECTION REPORT

Re: Election Monitor Report for The Lakes of Deer Creek Condominium Association, Inc.

The Election Meeting was held on Monday, January 18, 2021 at the Clubhouse of The Lakes of Deer Creek, 633 Edgewater Drive, Deerfield Beach, FL 33442 at 7:00 PM.

Present: The Association's Board of Directors: Robert Capozziello, James McGeary, Robin Preziosi, and Ellen Sanborn. Amy Geletka was absent. Melissa Cultrone from TMG Property Management, Inc. Manager of the Association along with approximately 25 owners in attendance.

At 7:00 PM, the meeting was opened by the President of the Association: Mr. Robert Capozziello. Mr. Capozziello announced to all unit owners present, that the Association did not *meet* the requirements of quorum with unit owners present or by proxy to proceed with their Annual Meeting. The only order of business conducted was to elect the board of directors.

The Association proceeded with the Election. The Election Monitor formed an Impartial Committee of (2) two owners who volunteered, selected, and approved by the membership: Manual Pereira of 3025 Deer Creek Lake Shore and Nelson Cardoso of 3035 Deer Creek Lake Shore.

There were 9 Candidates competing for 5 Vacancies. The Election Monitor and the Impartial Committee performed the ballot counting duties under observation of the membership presence. During the voter verification phase, the Election Monitor of the election:

Ballot Pre-Validation began at 5:45 PM

Polls closed at 6:55 PM

Total Units:	91
Total Outer Envelopes:	61
Outer Envelopes Disregarded:	3

Valid Outer Envelopes:	58
Total Inner Envelopes Received:	58
Inner Envelopes Disregarded:	0
Valid Inner Envelopes:	58
Total Ballots Received:	58
Ballots Disregarded:	0
Valid Ballots	58

At 7:45 PM the Election Results were announced by the Melissa Cultrone: Manager of The Lakes of Deer Creek Condominium Association, Inc.

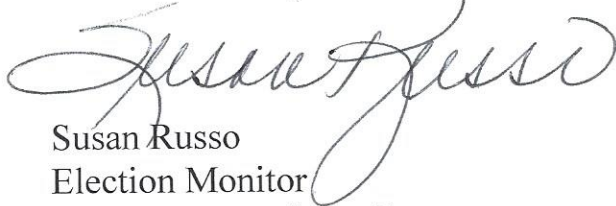
Candidates	Votes
ROBERT CAPOZIELLO	43*
PHILIP EMMERMAN	26
AMY GALETKA	33*
HOR SAY KAM	18
JAMES MCGEARY	39*
EMILY PETERSON	23
ROBIN PREZIOSI	37*
ELLEN SANBORN	33*
DONALD WHELAN	16
Total amount of votes: 248	
61 ballots x 5 candidates: 305	
Elected Board of Directors *	

Meeting was adjourned at 7:50 PM.
 Organization Meeting took place immediately after the Election Meeting.

The election materials were placed in the custody of Melissa Cultrone, Manager of The Lakes of Deer Creek Condominium Association. The 2021 election materials to be held for the required one-year retention.

Should you have any questions or concerns feel free to contact me by phone or email.

Respectfully submitted,

A handwritten signature in cursive script that reads "Susan Russo". The signature is written in black ink and is positioned above the typed name and title.

Susan Russo

Election Monitor

Susanrusso131@gmail.com

474234AC0270	NANCY L GREER LIV TR GREER, NANCY L TRSTEE	3052 DEER CREEK LAKE SHORE DRIVE
474234AC0280	RHEES-JOHNSON, JAN	3054 DEER CREEK LAKE SHORE DRIVE
474234AC0290	SCHWARTZ, STEPHANIE	3056 DEER CREEK LAKE SHORE DRIVE
474234AC0300	FEEKS, JOHN K	3058 DEER CREEK LAKE SHORE DRIVE
474234AC0310	LUCIA, EDSON SANTA	3041 DEER CREEK LAKE SHORE DRIVE
474234AC0320	SPIROS, ADAM & JULIE	3039 DEER CREEK LAKE SHORE DRIVE
474234AC0330	SALERNO, ANGELA	3037 DEER CREEK LAKE SHORE DRIVE
474234AC0340	CARDOSO, NELSON & FATIMA	3035 DEER CREEK LAKE SHORE DRIVE
474234AC0350	NILSEN, LLOYD N	3027 DEER CREEK LAKE SHORE DRIVE
474234AC0360	PEREIRA, MANUEL PEREIRA FAM IRREV TR	3025 DEER CREEK LAKE SHORE DRIVE
474234AC0370	EMERMAN, PHILLIP J & MARTHA D	3023 DEER CREEK LAKE SHORE DRIVE
474234AC0380	CARSTENSEN, CHARLES	3021 DEER CREEK LAKE SHORE DRIVE
474234AC0390	MITROFANOVA, OLGA	3019 DEER CREEK LAKE SHORE DRIVE
474234AC0400	LAGAN, MICHAEL P & TRACEY A	3017 DEER CREEK LAKE SHORE DRIVE
474234AC0410	VOLPE, LOUISE	3064 DEER CREEK LAKE SHORE DRIVE
474234AC0420	RIGGS, LAURA	3066 DEER CREEK LAKE SHORE DRIVE
474234AC0430	ANDREWS, DEBRA L HIRSCHFIELD, GREGG A	3068 DEER CREEK LAKE SHORE DRIVE
474234AC0440	MCCULLEN, JOHN V MCCULLEN, MARIA C	3070 DEER CREEK LAKE SHORE DRIVE
474234AC0450	SANBORN, ELLEN J ELLEN J SANBORN REV LIV TR	3072 DEER CREEK LAKE SHORE DRIVE
474234AC0460	BEHNKE, JEANNE MARIE JEANNE MARIE BEHNKE LIV TR	3074 DEER CREEK LAKE SHORE DRIVE
474234AC0470	CHASKES, FAITH A	3073 DEER CREEK LAKE SHORE DRIVE
474234AC0480	PETERSON, EMILY E	3071 DEER CREEK LAKE SHORE DRIVE
474234AC0490	CAPOZIELLO, ROBERT H/E CAPOZIELLO, MICHELLE	3069 DEER CREEK LAKE SHORE DRIVE
474234AC0500	LOBO, MARCIANA A M	3067 DEER CREEK LAKE SHORE DRIVE
474234AC0510	LOZADA, ROLANDO A & ROSARIO	642 DEER CREEK LAKE POINT N LANE

AS required - 100 separate

474234AC0520	TOUZARD, LUIS & GISELA	648 DEER CREEK LAKE POINT N LANE
474234AC0530	LANDY, LESLIE	654 DEER CREEK LAKE POINT N LANE
474234AC0540	NATARO, HELEN	657 DEER CREEK LAKE POINT N LANE
474234AC0550	DOMINGOS NOBILE REV TR & NOBILE, ANTOINETTE ETAL	651 DEER CREEK LAKE POINT N LANE
474234AC0560	MCGINTY, JULIA	645 DEER CREEK LAKE POINT N LANE
474234AC0570	FALCONE, MAURINE E & JAMES S JR	632 DEER CREEK EDGEWATER DRIVE
474234AC0580	FUSANI, ELAINE	636 DEER CREEK EDGEWATER DRIVE
474234AC0590	VITAGLIANO, BERNICE	640 DEER CREEK EDGEWATER DRIVE
474234AC0600	ARSENEAULT, TIMOTHY D & CAROLYN M	644 DEER CREEK EDGEWATER DRIVE
474234AC0610	MCAMIS, SCOTT ALLEN & TRISHA D	648 DEER CREEK EDGEWATER DRIVE
474234AC0620	DAVID J & ROBERTA ARNOLD REV TR ARNOLD, DAVID J & ROBERTA TRSTEEES	652 DEER CREEK EDGEWATER DRIVE
474234AC0630	ROTTMAN, PHYLLIS	656 DEER CREEK EDGEWATER DRIVE
474234AC0640	RHOADES, JAMES L RHOADES, SHERI D	660 DEER CREEK EDGEWATER DRIVE
474234AC0650	MCGEARY, JAMES A MCGEARY, MARTHA	664 DEER CREEK EDGEWATER DRIVE
474234AC0660	DJOSEPH, CAITLYN	668 DEER CREEK EDGEWATER DRIVE
474234AC0670	SCHLAPKOHLL, ROGER H & J OYCE L SCHLAPKOHLL, STEVEN L	672 DEER CREEK EDGEWATER DRIVE
474234AC0680	CORREA, MARIA	3119 DEER CREEK LAKE SHORE DRIVE
474234AC0690	MAY, DONALD E MAY, ELIZABETH D	3117 DEER CREEK LAKE SHORE DRIVE
474234AC0700	GELETKA, AMY LYNN & MARK	3115 DEER CREEK LAKE SHORE DRIVE
474234AC0710	WESTERVELT, THERESA C	3113 DEER CREEK LAKE SHORE DRIVE
474234AC0720	FINE, JUDY E PRINE, KENDALL E	3111 DEER CREEK LAKE SHORE DRIVE
474234AC0730	JEFFERS, DUSTIN & KALEIGH	3109 DEER CREEK LAKE SHORE DRIVE
474234AC0740	DORAN, MICHAEL JOHN PERSAD, ASHRIA	606 DEER CREEK LAKE POINT N LANE
474234AC0750	WRAY, TEENA WRAY, KAYLA	612 DEER CREEK LAKE POINT N LANE
474234AC0760	MCGRATH, DIANE	618 DEER CREEK LAKE POINT N LANE
474234AC0770	LOPEZ, JENNY LOPEZ, JUAN ANDRES PAEZ	624 DEER CREEK LAKE POINT N LANE

474234AC0010	D'ALESSANDRO, QUIRINO	3000 DEER CREEK LAKE SHORE DRIVE
474234AC0020	SCIOCHETTI, HENRY N & SONIA F	3002 DEER CREEK LAKE SHORE DRIVE
474234AC0030	SALANSKY, RICHARD J & LAURA M	3004 DEER CREEK LAKE SHORE DRIVE
474234AC0040	MADAN, KRISHNA	3006 DEER CREEK LAKE SHORE DRIVE
474234AC0050	BISE-DALEY, DEBORAH	3008 DEER CREEK LAKE SHORE DRIVE
474234AC0060	SCIOCHETTI, VICTORIA	3010 DEER CREEK LAKE SHORE DRIVE
474234AC0070	PFEIFFER, NICHOLAS H/E LONGO, JOEY	3011 DEER CREEK LAKE SHORE DRIVE
474234AC0080	ALBRIGHT, JANICE & PAUL	3009 DEER CREEK LAKE SHORE DRIVE
474234AC0090	NASCIMENTO, NEIDI S H/E GRACIANO, SERGIO R	3007 DEER CREEK LAKE SHORE DRIVE
474234AC0100	RAPPA, DAVID E	3005 DEER CREEK LAKE SHORE DRIVE
474234AC0110	NANCY L MARTIN REV LIV TR EUGENE F MARTIN REV LIV TR	3003 DEER CREEK LAKE SHORE DRIVE
474234AC0120	PRUMMEI, TONY & CAROLINE TROOST	3001 DEER CREEK LAKE SHORE DRIVE
474234AC0130	COOTE, REGINALD J III	3016 DEER CREEK LAKE SHORE DRIVE
474234AC0140	THOMAS, LAUREN H/E THOMAS, WILLIAM	3018 DEER CREEK LAKE SHORE DRIVE
474234AC0150	HUNG, BEVERLY H/E PFEIFFER, DARLENE	3020 DEER CREEK LAKE SHORE DRIVE
474234AC0160	FERREIRA, OLIVERIO H/E VALENTIM, MARIA I	3022 DEER CREEK LAKE SHORE DRIVE
474234AC0170	BUESSER, THERSIA M OLSON, LISA B & OLSON, RICHARD	3024 DEER CREEK LAKE SHORE DRIVE
474234AC0180	THREE-L-THREE CORP	3026 DEER CREEK LAKE SHORE DRIVE
474234AC0190	CACERES, CARLOS A & ROSA C	3032 DEER CREEK LAKE SHORE DRIVE
474234AC0200	BRONDOLLO, JOSEPH	3034 DEER CREEK LAKE SHORE DRIVE
474234AC0210	HOWARD, ELIZABETH M	3036 DEER CREEK LAKE SHORE DRIVE
474234AC0220	MURPHY, TIMOTHY J & CYNTHIA L	3038 DEER CREEK LAKE SHORE DRIVE
474234AC0230	WHELAN, DONALD E	3040 DEER CREEK LAKE SHORE DRIVE
474234AC0240	SPIGHT LIV TR SPIGHT, CONSTANCE & VIRGIL TRSTEE	3042 DEER CREEK LAKE SHORE DRIVE
474234AC0250	FISHER, RYAN	3048 DEER CREEK LAKE SHORE DRIVE
474234AC0260	MACCHIAROLI, FERDINAND MACCHIAROLI, GRACE ETAL	3050 DEER CREEK LAKE SHORE DRIVE

474234AC0780	LUDIN, JACK B	630 DEER CREEK LAKE POINT N LANE
474234AC0790	PETERSON, JOSEPH T & MARY JO JOSEPH & MARY JO PETERSON REV TR	636 DEER CREEK LAKE POINT N LANE
474234AC0800	THOMPSON, AVENICE THOMPSON, DONALD	639 DEER CREEK LAKE POINT N LANE
474234AC0810	SAENZ, RICARDO SAENZ, MARIA LUISA	633 DEER CREEK LAKE POINT N LANE
474234AC0820	PREZIOSI, ROBIN A	627 DEER CREEK LAKE POINT N LANE
474234AC0830	SILVERMAN, C LYNN	621 DEER CREEK LAKE POINT N LANE
474234AC0840	KAM, HOR SAY	615 DEER CREEK LAKE POINT N LANE
474234AC0850	YANOWITZ, BERNARD & HELEN	609 DEER CREEK LAKE POINT N LANE
474234AC0860	ROURKE, LINDA L	608 DEER CREEK EDGEWATER DRIVE
474234AC0870	PERONE, PAUL A H/E DAVIS, ROBERT E	612 DEER CREEK EDGEWATER DRIVE
474234AC0880	A PETRONIS REV TR PETRONIS, AUSRELE TRSTEE	616 DEER CREEK EDGEWATER DRIVE
474234AC0890	GEORGE S MORAN LIV TR ANGELA MORAN LIV TR	620 DEER CREEK EDGEWATER DRIVE
474234AC0900	POLINGER, DAVID H & DONNA B	624 DEER CREEK EDGEWATER DRIVE
474234AC0910	BELLO, CAROL	628 DEER CREEK EDGEWATER DRIVE