

January 26, 2020

ELECTION REPORT

Sent via email to: Petitioner: Emily Peterson: email: eplodc@gmail.com

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

The Election Meeting was held on Monday, January 20, 2020 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, Melissa Cultrone from TMG Property Management, Inc. Manager of the Association along with 45 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. Mr. Capozziello introduced the Election Monitor to the owners. The Election Monitor formed an Impartial Committee of (2) two owners who volunteered, selected and approved by the membership: Edwin Collins of Unit #3111 Deer Creek Lake Shore and Nelson Cardoso of Unit #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 6:30 PM

Polls closed at 7:22 PM

Total Units:	91
Total Outer Envelopes:	64
Outer Envelopes Disregarded:	0
Valid Outer Envelopes:	64
Total Inner Envelopes Received:	64
Inner Envelopes Disregarded:	0
Valid Inner Envelopes:	64
Total Ballots Received:	64
Ballots Disregarded:	0
Valid Ballots	64

At 8:17 PM the Election Results were announced by the Melissa Cultrone: Manager of The Lakes of Deer Creek Condominium Association, Inc.

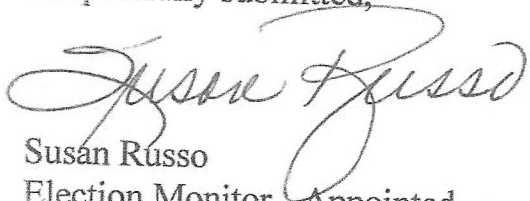
Candidates	Votes
ROBERT CAPOZIELLO	47*
AMY GALETKA	42*
HOR SAY KAM	20
JAMES MCGEARY	42*
EMILY PETERSON	21
ROBIN PREZIOSI	36*
ALAN STUTMAN	18
TERIE WESTERVELT	43*
DONALD WHELAN	15
Total amount of votes: 284	
64 ballots x 5 candidates: 320	
Elected Board of Directors *	

Meeting was adjourned at 8:18 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 2020 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,



Susan Russo

Election Monitor - Appointed

Susanrusso131@gmail.com

Cc: Email to Roxanne McKay-Chung: Ombudsman@myfloridalicense.com

Melissa Cultrone: melissa@tmgpropertymanagement.com