

# HIAWATHA EAST RESORT

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## HIAWATHA MANOR ASSOCIATION

February 11, 2025

Dear Hiawatha Manor and Manor 1 (“Hiawatha East”) Association Member,

Please find enclosed important materials regarding a Special Meeting of the Hiawatha East Association to be held February 24, 2025, at 11am CST. This packet contains:

1. This Overview Letter
2. Notice of Special Meeting
3. Proxy and Ballot

The Association faces a unique situation regarding its governance structure. While the Declaration and Bylaws contemplate voting representatives for each unit, this system has never been fully implemented. Additionally, certain units that were physically removed from the property retain association voting rights, making it impossible to properly seat voting representatives as originally contemplated.

Despite these challenges, the Board believes it is important to hold a meeting to determine the consensus of our identifiable members regarding the future of the project. While we acknowledge the technical limitations in our governance structure, we believe gathering input from our membership is crucial.

Please review the enclosed materials carefully. You may participate either by attending the meeting in person or by returning the enclosed proxy form and ballot.

If you have any questions, please email [HiawathaEastReimagined@Lemonjuice.biz](mailto:HiawathaEastReimagined@Lemonjuice.biz) or call the reimagination office at 931-444-1394

Sincerely,

Archie Doby, President Hiawatha Manor Association

## NOTICE OF SPECIAL MEETING

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### HIAWATHA MANOR ASSOCIATION

**NOTICE IS HEREBY GIVEN**, in accordance with Article III, Section 4 of the Bylaws of Hiawatha Manor Association (the "**Bylaws**") and Tennessee Code Annotated §48-57-102, that a special meeting of the Hiawatha Manor Association (the "**Association**") will be held on:

**DATE:** February 24, 2025

**TIME:** 11:00 AM CST, 12:00 NOON EST

**PLACE:** VIA ZOOM ONLY

**ZOOM:** <https://us06web.zoom.us/j/82980102165?pwd=eWw11GtJs1k0XhqUNCcrHh9odJneeW.1>

**MEETING ID:** 829 8010 2165

The purpose of the special meeting is to consider and vote on termination of the Hiawatha Manor and Hiawatha Manor I Interval Ownership Condominiums (the "**Project**"). Article XIX of the Declarations for the Project establishes a 2029 termination date for the Project. Any termination prior to this date requires an amendment. At the meeting, the Association shall consider amending to remove this restriction and terminating the project earlier than 2029.

A quorum for this meeting shall be established by the presence in person or by proxy of one-tenth (1/10) of the Unit Owners' total votes, as required by Article II, Section 3 of the Bylaws and T.C.A. §48-57-203.

If you cannot attend the meeting in person, you may exercise your voting rights through a proxy authorized under Article II, Section 4 of the Bylaws and T.C.A. §48-57-205. Please complete and return the enclosed proxy form if you wish to designate someone to vote on your behalf.

For further information, please contact [HiawathaEastReimagined@Lemonjuice.biz](mailto:HiawathaEastReimagined@Lemonjuice.biz) or consult the Bylaws and Declaration.

Sincerely,

Archie Doby, President  
Hiawatha Manor Association

#### AGENDA

- 1) Call to Order
- 2) Proof of Notice of the Meeting
- 3) Roll Call and Certification of Proxies
- 4) Verification of Quorum
- 5) Questions and Discussion Regarding Amendment and Termination
- 6) Vote on Amendment and Termination
- 7) Voting Results & Discussion
- 8) Adjourn

## PROXY & BALLOT

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### HIAWATHA MANOR ASSOCIATION

**KNOW ALL BY THESE PRESENTS:** In accordance with Article II, Section 4 of the Bylaws, and T.C.A. §48-57-205, I, the undersigned member of Hiawatha Manor Association, hereby appoint the person designated below as my proxy to attend and vote on my behalf at the Special Meeting of the Hiawatha Manor Association to be held on February 24, 2025 at 11:00 AM Central Time, and any adjournment thereof.

Pursuant to T.C.A. §48-57-205(c), this proxy appointment shall be valid for eleven months unless otherwise specified. However, for purposes of this meeting only, this proxy shall be valid only for the above-referenced meeting and any adjournment thereof.

**PROXY:** \_\_\_\_\_

I/We hereby ratify and confirm all that the proxy may lawfully do by virtue of this proxy. This proxy shall automatically cease upon the final adjournment of the meeting for which it is given.

Unit(s): \_\_\_\_\_

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

### BALLOT

**INSTRUCTIONS:** To vote on the termination of the Condominium, mark the appropriate box below with an "X" to indicate your vote of "**FOR**" or "**AGAINST**"

☐

I vote to **APPROVE** termination of the project.

☐

I vote to **OPPOSE** termination of the project.

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

Date: \_\_\_\_\_

If submitting this ballot in advance of the meeting (absentee), it must be received no later than February 23, 2024.

Please return by:

**Mail:**

Hiawatha Manor Association

Attn: Ballot

7380 W. Sand Lake Rd., Suite 130

Orlando, FL 32819

**Email:**

[HiawathaEastReimagined@Lemonjuice.biz](mailto:HiawathaEastReimagined@Lemonjuice.biz)