

**NOTICE OF SPECIAL MEMBERS MEETING AND  
SPECIAL BOARD OF DIRECTORS MEETING OF THE  
LUCENTE VILLAGE CONDOMINIUM ASSOCIATION, INC.**

**NOTICE IS HEREBY GIVEN** that a Special Members and Board of Directors Meeting of the Association will be held on Wednesday, February 18, 2026 at 7:00 PM at the Platina Clubhouse, First Floor Meeting Room.

**AMENDED AND RESTATED GOVERNING DOCUMENTS.** The purpose of the Special Meeting is for the Unit Owners and the Board of Directors to adopt Amended and Restated governing documents for our Association. Enclosed please find the proposed Amended and Restated Declarations of Condominium, Articles of Incorporation and Bylaws. Also enclosed is a Limited Proxy for voting. The Amended and Restated governing documents are based on the existing governing documents, but removing references to the Developer and updating the documents as needed.

**Your Board requests that Owners please vote to APPROVE.**

Enclosed is a Limited Proxy for Voting. **Please mark your vote on the Limited Proxy, and sign, date and return the Limited Proxy within ten (10) days to the Association.** You may return your completed Limited Proxy via any of the following methods:

- (1) Hand-deliver your Limited Proxy to the Association office or any Director.
- (2) Deposit your Limited Proxy into the Lucente Ballot Collection box at the PCMA office main desk.
- (3) Scan and email your Limited Proxy to the following e-mail address: rmckee@mckeenet.com. Please note that merely an email response is not sufficient; there must be a scan of the completed, dated and signed Limited Proxy. Please also call Ray McKee at (203) 644-8285 to make sure the scanned Limited Proxy has been received; or
- (4) Mail your Limited Proxy to the Association at the following address:  
Lucente Village Condominium Association, Inc., C/O Phoenix Management Services, Inc, 6131 Lake Worth Road, STE B, Greenacres, FL 33463.

If you are personally attending the Special Members Meeting, you may cast your vote at the Meeting. If you have any questions or need assistance in voting, please contact any or the following Association representatives:

Bev Wolf at (781)696-2595  
Jerry Maislis at (678)756-3458  
John Dietal at (781)354-0762  
Ray McKee at (203)644-8285  
Cheryl Biesky at (770)695-4885

Thank you for your attention and response in this important matter.

Dated this 20 day of January, 2026.

LUCENTE VILLAGE CONDOMINIUM ASSOCIATION, INC.

By: Amy Sz, LCAM  
For the Board of Directors

Agenda for Special Meeting

1. Meeting called to order by the Chairperson.
2. Proof of Notice of Meeting.
3. Discussion and Voting by Unit Owners and Board regarding amended and restated governing documents
4. Temporary adjournment to permit counting of votes.
5. Meeting called to order.
6. Announcement of results of vote.
7. Meeting adjourned.