

THE LAKES HOMEOWNERS ASSOCIATION I, INC.

**First Notice of Annual Meeting
and
Election Information**

October 10, 2025

To All Unit Owners:

The Annual meeting will be held at 6:00PM (Tellers to arrive at 4pm) on Tuesday, DECEMBER 9, 2025 at The Lakes Clubhouse, 4591 Lake Boulevard, Clearwater, Florida 33762.

In order to accomplish the election of Board members at the Annual Meeting, names must be submitted and a ballot created to be sent to all owners to vote on. All owners are eligible to serve on the board. Obligations include attending board meetings, conducting the business of the Association and enforcing the association documents. This election will have two (2) openings for two (2) year terms.

If you are interested in serving on the Board, please notify the office of Leading Edge CAM by submitting the (in accordance with Florida Statute) enclosed **yellow** "Nomination form to be a Candidate for the Board" form on or before **October 30, 2025**. You may also send a short (one page) letter describing your interest and qualifications for serving on the Board. Ballots, if necessary, will be sent to all unit owners to vote on. **NO NOMINATIONS FROM THE FLOOR WILL BE PERMITTED, PURSUANT TO SECTION 720.306 (9) a, FLORIDA STATUTES.**

The enclosed Voter Authorization Certificate must be executed and on file with Leading Edge, C.A.M., indicating who is to vote for the unit where title is held in more than one name or if title is held in the name of a corporation or partnership. If you wish to designate a voter or change the authorized voter, you must complete the enclosed Voter Authorization Certificate and mail, fax or email it to Leading Edge, C.A.M., no later than the date of the election.

Additionally, please be advised that in order to be eligible to run for the Board all assessments and monetary obligations to the Association must be current. Further, all members elected to the Board of Directors must Complete a Board certification class, submit a Candidate Certification form to the Association verifying the fact that you have read the governing documents and that you will work to faithfully discharge your responsibility to the members. We will include Candidate Certification forms in the Annual Meeting packet for the elected Board members, which must be completed and returned to us within ninety (90) days from the date you are elected.

Thank you.

THE LAKES HOMEOWNERS ASSOCIATION, INC.

Mailing/Contact Information:

Leading Edge C.A.M
901 North Hercules Avenue, Suite A
Clearwater, FL 33765
Phone: (727) 461-9770
Fax: (727) 461-9775
Email: service@leadingedge.com

THE LAKES HOMEOWNERS ASSOCIATION I, INC.

SELF-NOMINATION FORM

Due by October 30, 2025 at 5PM

I, _____, (print name of candidate) hereby place my name in nomination as a candidate for the Board of Directors.

Signed: _____
(signature of candidate)

Date: _____

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF CHAPTER 720, FLORIDA STATUTES, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLIES:

- I. YOU ARE MORE THAN 90 DAY DELINQUENT IN THE PAYMENT OF ANY FEE, FINE, SPECIAL OR REGULAR ASSESSMENT DUE THAT ASSOCIATION;
- II. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR AT LEAST FIVE YEARS).

Continued on next page

NEW EDUCATIONAL REQUIREMENTS FOR BOARD MEMBERS

Requirements for HOA Board Members

- HOA directors appointed or elected **on or after July 1, 2024**, must complete education for new board members within 90 days after being elected or appointed.
- HOA directors appointed or elected **prior to July 1, 2024**, must complete education for new board members within four years if the director serves on the board without interruption during the four-year period.
- The new board member education is valid for four years and does not have to be retaken during the four-year period if the director serves without interruption. If the director serves for more than four years, the certification must be retaken upon expiration of the fourth year.
- In addition to the new board member education, a director of an HOA association with fewer than 2,500 parcels must complete at least four hours of continuing education annually. A director of an HOA association with 2,500 or more parcels must complete at least eight hours of continuing education annually.

More information can be found by going to the DBPR link below:

<https://www2.myfloridalicense.com/lsc/condominiums/documents/2024%20Condo%20and%20HOA%20-%20Board%20Member%20Certification.pdf>

THE LAKES HOMEOWNERS ASSOCIATION I, INC.

VOTER AUTHORIZATION CERTIFICATE

We, the undersigned, being all of the owners of Address: _____,
do hereby certify that the following named one of us is the authorized voter for the foregoing unit,
and shall remain such designated voter until this certificate is revoked by subsequent certificate.

NAME OF AUTHORIZED VOTER: _____

DATE THIS FORM COMPLETED: _____

(Select the category below which describes your form of ownership and sign in the appropriate places.):

(a) We are all natural persons who are owners of the above-described unit.

Signed

Signed

Signed

(b) We are the President or Vice-President, and Secretary or Assistant Secretary of the
Corporation which owns the above-described unit.

President/V.P.

Secretary/Asst. Sect.

(c) I am a General Partner of the general or limited partnership which owns the above
described unit.

Signature