

Creekside Preserve HOA, Inc.
A CORPORATION NOT-FOR-PROFIT
c/o Lighthouse Property Management, Inc.
16 Church St.
Osprey, FL 34229
941-460-5560

December 27, 2019

**FIRST NOTICE OF ANNUAL MEMBERSHIP MEETING
AND ELECTION OF BOARD OF DIRECTORS**

TO: All Members,

On **February 27, 2020, at 7:00 PM**, at Parrish United Methodist Church, 12140 69th Street East, Parrish, FL 34219, there will be an Election of Directors for Creekside Preserve HOA, Inc.

This first notice is to advise you of the procedures for (1) becoming a candidate for election to the Board of Directors, and (2) the selection of a voting representative for your unit.

ELECTION OF DIRECTORS:

There are five (5) Directors on the Board. The terms of Chris Bernard and Ken Williams will expire at the Annual Meeting. Therefore, two (2) Directors are to be elected for a two (2) year term. Alex Mindrup and Bruce Trautweiler have one (1) year remaining on their term. Robert Korfman has two (2) years remaining to serve.

As a member of the Association you may wish to submit your name as candidate for one of the two (2) positions that are open for election to the Board of Directors. To do so you must submit your name as a candidate by filling out the enclosed form and returning it to the association. The form must be completed in full.

1. The Notice of Intent to be a Candidate form must be received no later than **4:00 P.M., January 18, 2020**. The form may be emailed to daynapressley@mgmt.tv or mailed to Creekside Preserve HOA, Inc., c/o Lighthouse Property Management, Inc., 16 Church St., Osprey, FL 34229 or hand delivered to the above address.

2. You may, at your option, email to daynapressley@mgmt.tv or mail to Creekside Preserve HOA, Inc., c/o Lighthouse Property Management, 16 Church St., Osprey, FL 34229 or hand deliver an information sheet about yourself for distribution to the membership. The Information Sheet must be received no later than **4:00 P.M., January 23, 2020**. You will be responsible for the accuracy of all statements. The Information Sheet shall be on one side of an 8-1/2 inch by 11-inch piece of paper (enclosed). The association shall, at its expense, reproduce and mail the Information Sheet along with the Ballot to each voting member prior to the date of election.

VOTING CERTIFICATE:

A blank voting certificate/registration form is also being provided to allow you to designate who the voting representative will be for your home. **If you are the sole Owner of a Unit, you DO NOT need to complete the Voting Certificate.**

The following Voter Certificate/Registration Form will designate one of the people *who is an owner of your home* as the one who votes for your home. Even though you may have several people who are involved in the ownership of your unit, you only get one vote per home. By way of this form you are designating one of you as the Voter Representative for your unit.

Please note the following information if your home is owned by more than one person, a corporation, partnership, or a trust:

The following examples illustrate the proper use of this Voter Certificate:

(i) A lot/unit is owned by John Doe and his wife Debra Doe. The purpose of this form is to designate either John or Debra as the single person entitled to vote for your home, on all matters that come to you from the association. In this hypothetical ownership example, by placing either John's or Debra's full name on the designated voter's name line, you designate that person as the voter for your unit. Then all the people who own your unit must sign on the signature lines on the lower half of the form. By doing so, you have now designated one person, (either John or Debra), as the voting representative for your home. **Please refer to your association documents for clarification on if a married couple needs to fill out a Voting Certificate.**

(ii) A lot/unit if owned by an Overseas, Inc. a corporation. The Voting Certificate must designate a person entitled to vote, and it must be signed by the President or Vice President of the corporation and attested by the Secretary or Assistant Secretary of the corporation.

(iii) Do not designate a third person who has no ownership in your unit.

BY ORDER OF THE BOARD OF DIRECTORS

Gary Hamill, CAM
Association Manager for
Creekside Preserve HOA, Inc.

CREEKSIDE PRESERVE HOA, INC.
A CORPORATION NOT-FOR-PROFIT

VOTING CERTIFICATE

TO: Creekside Preserve HOA, Inc.
c/o Lighthouse Property Management, Inc.
16 Church St., Osprey, FL 34229

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned constituting all the record owners of Lot No. _____ have designated:

(DESIGNATED VOTER'S NAME)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the association and for all other purposes provided by the Articles and By-Laws of the association.

The afore named voting representative is hereby authorized and empowered to act in the capacity herein set forth until the undersigned otherwise modifies or revokes the authority set forth in this voting certificate. In addition, this certificate is made pursuant to the Declaration of Covenants and the Bylaws and shall revoke all prior certificates and be valid until revoked by a subsequent certificate.

ADDRESS OF LOT OWNER: _____

SIGNATURE LOT OWNER: _____

SIGNATURE LOT OWNER: _____

DATE: ___ / ___ / ___

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the voting representative, not a third person.

CREEKSIDE PRESERVE HOA, INC.

A CORPORATION NOT-FOR-PROFIT

**NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS**

I, _____, hereby nominate myself
(Please print your full name, as you want it to appear on the ballot.)

to be a director candidate for the upcoming election to the Association's Board of Directors and state the following.

1. I am not delinquent in the payment of any fee, fine, assessment, or other monetary obligation due to the Association.

2. I have not been convicted of a felony in this state, or in a United States District or Territorial Court or of an offense in another jurisdiction which would be considered a felony if committed in the State of Florida OR if I have been so convicted, then my civil rights have been restored for at least five (5) years as of the date such person seeks election to the board.

3. I satisfy all requirements of the governing documents to serve as a director of the Association.

An Information Sheet about myself is enclosed.

I am not enclosing an Information Sheet about myself.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true.

PRINT FULL NAME: _____

SIGNATURE: _____

LOT NUMBER: _____ ADDRESS: _____

EMAIL ADDRESS: _____

DATE: ____/____/____

CREEKSIDE PRESERVE HOA, INC.

A CORPORATION NOT-FOR-PROFIT

CANDIDATE INFORMATION SHEET

NAME: _____

ADDRESS: _____ LOT #: _____

PERMANENT ADDRESS:

EDUCATION:

PERSONAL BACKGROUND:

PRIOR CONDOMINIUM ASSOCIATION EXPERIENCE:

COMMENTS ABOUT BOARD CANDIDACY:

DATED: THIS _____ DAY OF _____, 20____.

AFFIDAVIT OF MAILING OF NOTICE TO LOT OWNERS

**STATE OF FLORIDA
COUNTY OF MANATEE**

The undersigned association manager of the **Creekside Preserve HOA, Inc.**, whose name appears at the bottom of this affidavit, does swear and affirm that the First Notice of the date of the Annual Election Meeting of the **Creekside Preserve HOA, Inc.**, which shall be held **February 27, 2020, at 7:00 PM**, at Parrish United Methodist Church, 12140 69th Street East, Parrish, FL 34219 and which includes the notice of intent to be a candidate, candidate information sheet, voting certificate, along with a return envelope were mailed in accordance with Section 720 of the Florida Statutes and the Bylaws of the association and/or the unit owner or owners waived notice by mail and acknowledged receipt of said notice and that said notice was either mailed or delivered to each lot owner or owners at the address last furnished to the association, as such address appears in the books for the association.

Creekside Preserve HOA, Inc.

By: _____
Gary Hamill, CAM
Association Manager for
Creekside Preserve HOA, Inc.

The foregoing instrument was sworn to and subscribed before me on December 27, 2019 by **Gary Hamill**, of Lighthouse Property Management as Managing Agent of Creekside Preserve HOA, Inc., a Florida Not-for-Profit Corporation, on behalf of the corporation. He/she has personal knowledge of the matters/facts set forth herein.

(Signature)
Notary Public, State of Florida at Large

(Print name)

My commission expires: _____