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DATE: March 2, 2016  
TO: Plantation Palms Homeowner Association  
FROM: Neil Wayne, LCAM®  
RE: March 17, 2016 Special Membership Meeting

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There will be a Special Membership Meeting to be held on **Thursday, March 17, 2016 at 7:00pm at the Myrtle Lake Baptist Church located at 2017 Riegler Road, Land O Lakes, FL 33559.** The purpose of the meeting is to give the membership an opportunity to vote on an item of urgent nature. It is imperative that you read the enclosed option so that you can make an informed decision.

**Registration will begin at 6:00 PM. Please register as soon as you arrive due to the meeting starting promptly at 7:00pm.**

Enclosed with this notice is your proxy. **The proxy will be used to establish a quorum for the Special Membership Meeting.** Since a quorum must be established in order for the Membership to conduct business during the Special Meeting, it is especially important that you complete and return your proxy ***prior to the meeting***. Please read through the enclosed Proxy Instructions before you vote.

It has been our pleasure to work with each of you and should you have any questions concerning this information, please let me know. I can be reached at 813-341-0943, or e-mail at [pasco@condominiumassociates.com](mailto:pasco@condominiumassociates.com).

Respectfully yours,

Neil Wayne, LCAM®  
On Behalf of the Plantation Palms Board of Directors  
Professionally managed by Condominium Associates, Inc.

# **PLANTATION PALMS HOMEOWNERS' ASSOCIATION, INC.**

## **NOTICE OF SPECIAL MEMBERSHIP MEETING**

### **To All Members:**

A SPECIAL MEETING OF THE MEMBERSHIP of **PLANTATION PALMS HOMEOWNERS' ASSOCIATION, INC.** will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME** March 17, 2016 at 7:00 PM
- **LOCATION:** Myrtle Lake Baptist Church, 2017 Reigler Rd., Lutz, FL 34639

The purpose of the Special Membership Meeting is to conduct business as permitted by Florida Statutes and the governing documents of the Association. According to Section 720.306(6), Florida Statutes - RIGHT TO SPEAK. Members and parcel owners have the right to attend all membership meetings and to speak at any meeting with reference to all items open for discussion or included on the agenda. Notwithstanding any provision to the contrary in the governing documents or any rules adopted by the board or by the membership, a member has the right to speak for at least 3 minutes on any item. An identification of agenda items is as follows:

1. Call to order by the president
2. Proof of notice of the meeting
3. Call for proxies
4. Determination of a quorum
5. New Business
  - Vote to Enter into Agreement with Future Golf Course Owner
6. Announcement of results
7. Adjournment

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is, therefore, very important that you either attend the meeting or provide a limited proxy in order for the Association to conduct business.

Mailed: March 2, 2016

BY ORDER OF THE BOARD OF DIRECTORS

**PLANTATION PALMS HOMEOWNERS' ASSOCIATION**  
**PROXY**

The undersigned owner(s) or designated voter of the property located at (Insert Address) \_\_\_\_\_, as a member of PLANTATION PALMS HOMEOWNERS' ASSOCIATION, INC. (the "Association"), hereby appoints \_\_\_\_\_, or if left blank the Secretary of the Association, as my proxy-holder to attend the Special Membership Meeting of the Association to be held at **7:00 PM on March 17, 2016** in the **Myrtle Lake Baptist Church, 2017 Reigler Road, Land O'Lakes, FL 34639**. The proxy-holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy-holder's authority is limited to cast the votes stated below:

**Proxy Item Number 1-Vote to Enter into Agreement with Future Golf Course Owner**

**Description of Issue:** For almost 2 years the Board of Directors of Plantation Palms Homeowners' Association, Inc. has been working to protect the community in an effort to have the golf course in our development reopened. As part of that effort, the Board has worked with potential golf course buyers by expressing our interest in assisting them economically with a transaction that would be mutually beneficial to both parties. At least one golf course buyer has expressed interest in purchasing the course if the Board is willing to execute a Services Agreement. This Services Agreement would provide all owners and residents with social memberships to the golf course, discounts in the pro-shop, use of the golf course and dining facilities, participation in special events, and various other amenities. In addition, the Services Agreement will also provide the Association with much sought after possible future benefits in the golf course land, including a Right of First Refusal should the golf course ever again be sold or lay dormant for a period of time, as well as a "hold harmless" provision allowing the Association, at its sole option, to enter the golf course property to maintain and secure it, should the need arise.

The proposed Services Agreement also benefits the golf course buyer by providing an immediate membership base. This Services Agreement would run for a term of 5 years. The cost of this Agreement is not to exceed \$125,000 per year. It is anticipated that the proposed payment for 2016 may have to be partially funded from the HOA reserves accounts in an amount not to exceed \$25,000, depending on cash flow later in the year. Any reserve funds used will be replenished to ensure full funding of reserves in the next fiscal year. For 2017 and beyond, this expense will be budgeted for and appear as a HOA operating expense line item. This will require a 2017 increase in Annual Dues above the current 15% maximum. The assessment increase is estimated to be \$156 annually, or about \$13 per month, per household. The grand total amounts to approximately \$624 per home from 2017 through 2020.

The Board believes the Services Agreement will allow a golf course buyer to potentially negotiate a purchase and closing transaction of the course and a course opening in late 2016. If no golf course purchase is consummated, no payments will be made.

\_\_\_\_\_. Yes. I support vesting the Association's Board of Directors with the authority to enter into a Services Agreement for no more than 5 years and use up to \$125,000 per year, to be derived in the 1<sup>st</sup> year partially from Association reserve funds of no more than \$25,000 with the balance paid from the Association's operating account, and thereafter by an annual dues increases that would pay such charges from the Association's operating account only.

\_\_\_\_\_. No. I do not support vesting the Association's Board of Directors with the authority to enter into a Services Agreement and to fund it as outlined above.

Signature of Owner or Designated Voter:

Signature of Co-Owner:

Date:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Print Name:

Print Name:

Date:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy-holder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above. (Print name)

Date: \_\_\_\_\_ Proxy-holder signature \_\_\_\_\_

**PLANTATION PALMS HOMEOWNERS' ASSOCIATION, INC.**

**VOTING BY PROXY**

If you are unable to attend the Special Membership Meeting and wish to vote on all issues by proxy, please note the following information about proxies:

1. A proxy is for the purpose of establishing a quorum and for appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by all owners or voting representative of the parcel. **You must vote for the Limited Proxy questions in order for your vote to be counted and your proxy-holder must be present.**
2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered, either by you or your proxy, scanned and emailed to pasco@condominiumassociates.com, faxed to 813-949-6041, or mailed to Plantation Palms Homeowners' Association c/o Condominium Associates at 23548 State Road 54, Lutz, FL 33559. You are encouraged to submit your proxy in advance of the meeting in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.

**The Association will incur additional administrative costs if the meeting is rescheduled due to the failure to achieve a quorum; therefore, please be sure to promptly mail in your proxy, even if you plan to attend the meeting. Thank You.**