

# **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: February 25, 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 Access Reserve Funds to Pay Pasco County Property Taxes to Prevent the Sale of Golf Course Parcels
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: February 9, 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 February 25, 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- Payment of Property Taxes**

**Description of Issue:** For almost 2 years, the Board of Directors of Plantation Palms Homeowners' Association, Inc. has been working to protect our community in an effort to have the golf course property in our development reopened or redeveloped. As part of that effort, the Board has worked with government officials who are interested in this matter. Specifically, the Association has been advised that the United States of America, Department of the Interior, Bureau of Indian Affairs holds an interest in the mortgage on the golf course parcels. Although multiple reports were received by the Board from government officials indicating that the golf course property may be sold, that has not happened. As a result, Pasco County property taxes for those parcels have not been paid for years, and the parcels are now subject to potential tax deed sales in as little as a few weeks. This situation presents an urgent issue that requires the attention of all homeowners in our development. If a tax deed sale occurs for one or more of the golf course parcels, the 14 parcels that make up the golf course could be sold at auction to multiple buyers. Those buyers may have different plans about what to do with the golf course properties. As an option of last resort, the Board of Directors requests your vote in favor of authorizing the Board of Directors in its business judgment to use up to \$150,000 of Association reserve funds to pay some or all of the outstanding property taxes, should the need arise. **Note that the Board of Directors will not pay such taxes unless such payment is absolutely necessary to stop a tax deed sale of one or more of the golf course parcels. If the property taxes are paid, the only benefit to the Association will be preserving our ability to restore the golf course or have it redeveloped—we may never get that money back. The payment will not give us an interest in the land or a lien right of any kind. The payment is merely going to buy us time, which is critical to explore potential plans to reopen or redevelop the golf course, which impacts all of our home values.**

\_\_\_\_\_. Yes. I support vesting the Association's Board of Directors with the authority to use up to \$150,000 of Association reserve funds in order to pay property taxes due for the golf course parcels.

\_\_\_\_\_. No. I do not support vesting the Association's Board of Directors with the authority to use reserve funds in this manner.

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.**

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

## **AFFIDAVIT OF MAILING**

CITY OF LUTZ

COUNTY OF PASCO

STATE OF FLORIDA

I, Neil Wayne, Association Manager for PLANTATION PALMS HOMEOWNERS' ASSOCIATION, INC. do hereby affirm that on February 9, 2016 the notice was mailed to each Member of PLANTATION PALMS HOMEOWNERS' ASSOCIATION, INC. at the address last furnished to the Association, and posted on property, for such Special Membership Meeting to be held February 25, 2016 at 7:00 PM at the MYRTLE LAKE BAPTIST CHURCH, 2017 REIGLER RD., LUTZ, FL 34639.

This instrument is executed in accordance with the Florida Statutes.

Signed this day February 9, 2016 in Lutz, Florida.

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Neil Wayne, LCAM, Association Manager for  
Condominium Associates, agent for the  
PLANTATION PALMS HOMEOWNERS' ASSOCIATION,  
INC.

STATE OF FLORIDA  
COUNTY OF PASCO

On this day, personally appeared before me, Neil Wayne, the Association Manager authorized to take statements, acknowledgments, etc. for PLANTATION PALMS HOMEOWNERS' ASSOCIATION, INC. Neil Wayne is known to me as the person who executed this instrument and they hereby certify that they executed such document for the purpose therein expressed.

Witness my hand and seal this day February 9, 2016.

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Notary Public, State of Florida