

DeeAnn Lakefront Estates Homeowners Association, Inc.
409 Stephen Drive, Lake Placid, FL 33852

February 3, 2020

Dear Homeowner:

The **Annual Member Meeting of the Association** will be held **Saturday, February 29, 2020, at the DeeAnn Clubhouse at 1:00 p.m.** If you cannot attend the meeting, **please return the proxy** so your vote is counted; this is very important to ensure we have a quorum and authority to act.

New board members for 2020 will be elected at the meeting. Current Board Members Les Wabnitz (#401), Marie Kruse (308) and Ken Brownlee (209) have agreed to be nominated. "Retiring" board members are Doris Berube (404) and Dan Speakman (301). New nominees include Mabel Fiedler (#107) and Joe Thomas (#308). Additional nominations can be made by members at the annual member meeting. The Board may have five members.

Don't forget to visit the DeeAnn website at: www.deeannhoa.com for Board & Member meeting dates, current events, Board & HOA documents, 2020 budget and a lot more. Stay informed!!

The Termite inspection for **ALL** units will be done on **Monday, February 17, 2020** starting at 10:00 am by Clarke Pest Control. Please be available or arrange with a neighbor or BOD member to allow access to your unit. **All units will be inspected.** Termite Reports will be emailed to owners from Clark Pest Control. Owners notify your renters.

On the annual workday, Saturday, February 22, we will be painting unit numbers on parking spaces. Please move your car to another space or leave 4 foot of access from the curb.

The 2018 Consumer Confidence Report for the water system is posted in the clubhouse and on the large outside message board as required. The 2019 report is not yet available.

Homeowners are reminded to provide the BOD with any address, phone number, or email changes so the Resident Directory can be updated prior to annual meeting. Contact Doris Berube with any changes ASAP or reply to the "contact us" page on the website.

Homeowners reminded to provide new key if you have changed locks. All owners need to provide a key in case of emergency and for health inspection reasons. You may be held responsible for damage caused by not gaining access to your unit in a timely manner, and in some circumstances, forced entry may be necessary if no key is provided and no owner is present.

All owners are responsible to shut water off at outside, above-ground valve if unit is not occupied. Do not leave water on in an unoccupied unit. The HOA has incurred damages well in excess of \$10,000 on occasions when water damages go undiscovered for a long time on account of a plumbing problem happening when not occupied, and when the water is not turned off.

Homeowners are reminded of the following:

1. Owners provide a gate code and remote for renters.
2. Rules and regulations sheet available for renters, see BOD member or print from the website.
3. Remove ALL outdoor items when you leave for the season, mats, door decorations, front and back.
4. Speed limit in DeeAnn is 15 MPH -- s-l-o-w down; tenants too!
5. Any changes to outside of building (windows, patios, tree planting) need BOD approval. Form is on the website.

Notice of Annual Meeting of Members

The **Annual Member Meeting of the Association** will be held **Saturday, February 29, 2020 at the DeeAnn Clubhouse at 1:00 p.m.**

If you cannot attend the meeting in person, **please return the proxy** so your vote is counted; this is very important to ensure we have a quorum and authority to act.

From the bylaws:

The order of business at annual members' meetings and, as far as practical at other members' meetings, shall be:

1. Election of chairman of the meeting.
2. Proxies, Calling of the roll and certifying of
3. Notice, Proof of notice of meeting or waiver of
4. Minutes, Reading and disposal of any unapproved
5. Report of officers.
6. Reports of committees.
7. Election of Inspectors of elections.
8. Election of directors.
9. Unfinished business.
10. New business.
11. Adjournment

Members Meeting Topics:

- i) Should DeeAnn Lakefront Estates become a 55+ community?
- ii) Reserves for Deferred Maintenance: These budget reserves are intended to fund items of expense that do not occur on a regular basis, and their purpose is to provide for the longer-term or replacements to the property of the association (roofs, painting, seawall, etc.).