

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

February 9, 2021

Dear Homeowner:

The **Annual Member Meeting of the Association** will be held **Thursday, February 25, 2021, 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 2021 will be elected at the meeting. Current Board members Ken Brownlee (209), Mabel Fieler (308) and Joe Thomas (107) **have agreed to be nominated.** "Retiring" board members are Les Wabnitz and Marie Kruse. 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, 2021 budget and a lot more. Stay informed!!

The Termite inspection for **ALL** units will be done on **Tuesday, March 2, 2021** starting at 9:00 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 must notify their renters.

The 2019 Consumer Confidence Report for the water system is posted in the clubhouse and on the large outside message board as required. The 2020 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 went undiscovered for a long time because 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.
6. Owners who are renting their unit must be sure that tenants give to the Board their names, unit numbers, phone numbers, and email addresses.

Notice of Annual Meeting of Members

The **Annual Member Meeting of the Association** will be held **February 25, 2021 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:

OLD BUSINESS:

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.).