



LAKE PADGETT ESTATES EAST PROPERTY OWNERS' ASSOCIATION, INC.

POST OFFICE BOX 489 • LAND O' LAKES, FL 34639 • PHONE (813) 996-4441 • FAX (813) 996-3842

February 28th, 2023

Dear Property Owner:

The **Annual Membership Meeting** and presentation of Directors will be held on **Monday, March 27th, 2023, at 6:30 p.m. at the Clubhouse**, 4533 Savannah Way, Land O'Lakes, FL 34639. The Agenda for the meeting is included in this mailing. This year as it is an odd year, the Board of Directors had 3 seats up for election, and there are 3 volunteers to fill those seats. With an equal number of volunteers as open seats, there is no election this year.

Included in this packet is a proxy asking for your vote on two amendments that the Board of Directors had drafted. The first Amendment asks for your vote on establishing a Capital Contribution Fund. Currently the Association has a general operating fund that pays for the daily costs of operating the Association and maintaining the amenities. The Capital Improvement Fund will be a third fund that is being established for new amenities that do not exist in the Community at this time. Currently, any improvements must be paid for out of the current years operating fund. The Capital Improvement Fund will allow saving money over multiple years to pay for the costs of a new amenity.

The Second Amendment was written at the request of homeowners. It establishes a rule that any new homeowners buying a home in Lake Padgett Estates East will have to wait for a 3-year prior before they can rent the house. It also places a cap of 10% or 113 homes are allowed to be rental properties. The Amendment only applies to homes sold after the Amendment is voted on, grandfathering current owners. To preserve the standards of the community, the Board doesn't want to stop rental properties, they want to keep rentals to a manageable number. Corporate owned rental properties can end up being neglected by the owners and their managers and can bring down the value of the homes in the community and the participation in community events.

A quorum needed to pass this Amendment is 60% of the community voting in favor. So every vote counts, whether you vote in favor or against one or both of the Amendments. The proxy is included in this packet along with an envelope addressed to the Secretary of the Association. Like a normal Annual Meeting, we need to show that each person submitting a vote is a homeowner in good standing. If you are unsure that you will be able to attend the meeting, please complete the Proxy form provided, and return it in the envelope marked secretary, or drop it off at the Management Office.

Be sure to return your Proxy to assure we have a quorum. If you turn in a proxy and then come to the meeting, you can withdraw your proxy and sign in if you wish. **Proxies are to be received by mail or delivered in person to the Association Office by 6 pm March 27th, 2023.**

If you have any questions, please call the office at 813-996-4441. Thank you.

Robert Stone CAM

Community Association Manager

manager@lpeepoa.com

Lake Padgett Estates East POA

P.O. Box 489

Land O Lakes, FL 34639

(813)996-4441 Office

(813)996-3842 Fax



AGENDA

LAKE PADGETT ESTATES EAST
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
Monday, March 27th, 2023 at 6:30pm

The Annual Meeting of the Membership of
Lake Padgett Estates East Property Owners' Association Inc.
will be held on **Monday, March 27th, 2023 at 6:30 p.m.** at the Clubhouse,
4533 Savannah Way, Land O' Lakes, FL 34639

The Agenda for this meeting will be as follows:

1. Call to Order
2. Invoke Robert's Rules of Order
3. Roll Call
4. Pledge of Allegiance
5. Acceptance of Minutes
6. Certification of Quorum
7. Affidavit of Notice
8. Official Announcement of 2023 - 2024 Board Members
9. Vote to Destroy 2022 Ballots
10. Organizational Meeting
11. Announcement of Board Officers
12. Selection of Committee Liaisons
13. Adjournment

Hello LPEE!

My name is Chris Marangiello, and I am running to be on the Board of Directors. My wife, Danielle, and I have lived in LPEE since 2016. I have served on the Disciplinary Committee and the Finance Committee for the past 8 months. I love our community and would like to see the positive improvements continue. If elected I would like to see the following happen:

- Establish a wish list for our community for desired projects and/or improvements. This list should be published for all to see and be considered during each board and finance meeting. Two projects that come to mind are the shade structure(s) over the playground and the addition of added security equipment for the pool.
- Enable residents to pay their dues online.
- Beneficial bidding from contractors: often work is done on the community amenities and grounds. These contractors may be able to pass on savings to interested residents in the form of bulk work discounts. This can be added into the process for consideration when selecting contractors. Examples include roofing, landscaping, painting, junk hauling, pressure washing, paver sealing, etc..
- Continue hired law enforcement patrols. The cost to homeowners is only 25 cents per household per month.

Whether or not you vote on candidates for the board, it is imperative that you at least vote in favor of the rental home amendment. The number of rentals in the neighborhood has ballooned to 235 homes (which is greater than 20%). The board is attempting to get an amendment to the DCRs limiting the number of rental homes. The amendment is vital to keeping our neighborhood desirable. Two thirds of the neighborhood need to vote in favor of the amendment for it to pass. With your help we can get this done!

Thank you,

Chris Marangiello

Hello, my name is Mary Zipp,

I have lived here in LPEE for 16 years. My partner was Charles Dickens. I have volunteered for the kids' activities for many years. I did pool security 1 summer and also sold advertisement for the newsletter here in Lake Padgett Estates East.

My Goal of being on the Board is to enrich the children's activities in the neighborhood. I truly believe it takes a village to raise a child. As more young couples move into the neighborhood, we will have more children looking for things to do. We need to keep them busy with lots of summer activities. I have lots of great ideas.

I also would like to enrich the activities and programs for the adults and for families as a whole.

Thank you,

Mary Zipp

My name is Mike Place,

I have lived in Lake Padgett Estates East for 9 years. I am an area construction manager for the number 1 home builder in the U.S.. In my profession, I have learned a lot about what it takes to build a successful Community that is a great place to live as well as a good investment for homeowners.

I was first introduced to the importance of volunteering in our community when I was approached to join the Architectural Review Board, which I served as the chairman for 1 ½ years. While in that position, I was encouraged to run for the Board of Directors, where I could have a proactive part in the community. Now, I am at the end of my second term of 2 years, which I started as a member at large and then was selected as Vice-President. It has been a pleasure to have personally met many of you at one of our Community or Youth events where I have volunteered to man the grill and cook burgers and hot dogs for everyone.

As a Board Member, I have always tried to make decisions based on what is best for the Community and Association as a whole. The purpose of the Board is to represent everyone equally, and not to try to force a personal agenda. Therefore, at the encouragement of many of the residents that know me, I am running for the board again, and would appreciate your vote as I continue to make sure that the decisions that are made are for the better of the community, and not the personal agenda of anyone.

Thank you for your support and your time.

Mike Place

**LAKE PADGETT ESTATES EAST ASSOCIATION, INC.
BALLOT AND PROXY**

The undersigned owner or designated voter hereby appoints _____ as my proxy, or if blank, the Secretary, as my proxyholder to attend the meeting of the members of LAKE PADGETT ESTATES EAST PROPERTY OWNERS ASSOCIATION, INC. to be held at 6:30 P.M. on March 27th, 2023 at 4533 Savannah Way, Land O' Lakes, FL 34639, otherwise known as the Clubhouse. The proxyholder 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 is limited as indicated below.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

Item	For	Against
<p>Amendment to Declaration of Covenants and Restrictions Article V, Section 4, 4:</p> <p><u>Capital Contribution.</u> <u>The Association may establish a capital contribution which shall be due each time that title to a Dwelling Unit is transferred, in an amount to be determined in the sole discretion of the Board of Directors from time to time and to be set forth in the Rules and Regulations, except that no capital contribution shall be due in connection with transfers of ownership of a Dwelling Unit between an existing Owner and a bona fide trust established by that Owner, in their own name or family name, for estate planning purposes. The sum collected by the Association shall be paid to the Association as a contribution to the working capital of the Association. This capital contribution shall not be deemed as any credit towards or relieve Owner of Owner's responsibility to pay all Assessments and other monetary obligations that may come due after acquisition of the Dwelling Unit, as well as any pre-acquisition assessments or other monetary obligations that may remain unpaid, due and owing in connection with the former Owner and/or the Home. All capital contributions received by the Association shall be for the use and benefit of the Association and the Owners. Notwithstanding the foregoing, the Association, through the Board of Directors and in their sole discretion, shall have the right to use the capital contribution funds to pay for any reasonable expenses and purposes of the Association.</u></p>		
<p>Amendment to Declaration of Covenants and Restrictions Article VI, Section 23:</p> <p><u>Occupancy Agreement and Lease Requirements.</u> <u>No Dwelling may be leased until three (3) years after the date of purchase and no more than 10% of the total Dwellings of the Association may be leased at any time. No Dwelling may be leased without prior approval of the Association. No portion of a Dwelling (other than an entire Dwelling) may be leased. No Dwellings may be leased for less than terms of six (6) months. The Association shall adopt reasonable procedures requiring Owners to notify the Association</u></p>		

<p>of certain information regarding any lease and/or occupancy agreement including but not limited to the tenant(s) identity, vehicle identification, and information necessary for criminal and credit background checks and the time period for which the tenant(s) may be occupying a Dwelling. All leases and/or occupancy agreements shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, applicable rules and regulations of the Association, or other applicable provision of any agreement, document or instrument governing the Association. The Owner and the tenant will be jointly and severally liable to the Association for any damage to Common Areas.</p>		
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THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Date: _____, 2023

Owner Signature

_____, Land O' Lakes, FL 34639
Owner Street Address

(DO NOT FILL OUT THIS SECTION - THIS IS FOR YOUR DESIGNATED PROXY TO ASSIGN THE PROXY TO SOMEONE ELSE IF HE/SHE CANNOT ATTEND THE MEETING.)

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date: _____ Signature of Proxy Holder _____