

May 21st, 2024

Carolina Maintenance Association, Inc.

STATE OF FLORIDA

SS

COUNTY OF BROWARD

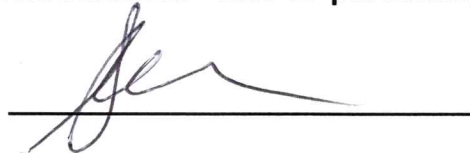
Before me, personally appeared Cynthia G. Whittle, who was duly sworn and says that she did on May 6th, 2024, mail written notice of Carolina Maintenance Association, Inc. Annual Meeting, a copy of which is attached hereto, to those unit owners of the above Association indicated on the attached list.


Cynthia G. Whittle

The forgoing instrument was sworn to and subscribed before me this 21st day of May 2024, by Cynthia G. Whittle of Integrity Property Management, a Florida Corporation, on and behalf of the Association. She is personally known to me.

Seal





Notary Public
Commission# _____

Commission expires: _____



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.340.8844

May 6th, 2024

Dear President/Voting Representative:

We are contacting you on behalf of the Carolina Maintenance Association, Inc. to inform you of the manner by which the 2024 Annual election process shall be conducted. As you are aware, the procedure is identified under the Declaration of Covenants and Restrictions for Carolina Maintenance Association. If your Association has provided us with the Voting Representative name, we are mailing this notice to them; if not, this notice is being mailed to the President of the Association.

Pursuant to the Declaration, the annual election process calls for several election stages, the first of which should have been completed by now, that being the election of a Neighborhood Voting Representative. This individual shall represent the Association in the Voting District election at the Carolina Maintenance Association Annual Meeting scheduled for **Tuesday, May 21st, 2024, at 11:00 A.M. to be held at Integrity Property Management, Inc., 5665 Coral Ridge Drive, Coral Springs, FL 33076.** At this meeting, the Neighborhood Voting Representative shall cast as many votes as there are units in the community being represented.

Neighborhoods included in District 1 are The Greens-all phases including The Enclave-all phases and The Highlands. District 2 includes the neighborhoods of Fairway Pointe, Juniper Glen Fairway Estates and Fairway Views. District 3 consists of the neighborhoods of The Woodlands, Montara, and Coral Lakes Estates including The Pines. District 4 includes Pinebrook Pointe, Coral Key and the Fairways at Carolina apartment communities. District 5 is Crestwood Community.

We look forward to your attendance at this very important Master Association meeting. Please call us at 954-346-0677 with any questions you may have regarding the election process.

Sincerely,

Cynthia G. Whittle, LCAM
For the Board of Directors
Carolina Maintenance Association, Inc.

Please note: The Organizational Meeting of the newly elected Board of Directors will immediately follow the Annual Meeting on Tuesday, May 21st, 2024.

ANNUAL MEETING AGENDA

- A. Roll Call to Establish a Quorum
- B. Call to Order
- C. Proof of Notice of Meeting
- D. Election of Directors
- E. Election Results
- F. Open Discussion
- G. Adjournment

ORGANIZATIONAL MEETING AGENDA

- A. Call to Order
- B. Selection of Board Officers
- C. Adjournment

CAROLINA MAINTENANCE ASSOCIATION, INC.

Neighborhood Name: _____

PROXY

The undersigned hereby appoints:

_____ (please write in the name of the person you wish to cast your vote as indicated below).

as my proxy, with full powers and substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes, **including the Election of the Board of Directors**, on behalf of the undersigned at the Annual Meeting of the Carolina Maintenance Association, Inc., to be held on **Tuesday, May 21, 2024 at 11:00 A.M. at Integrity Property Management, Inc., 5665 Coral Ridge Drive, Coral Springs, FL. 33076** and any adjournment thereof.

DATED: _____, _____ **NEIGHBORHOOD VOTING MEMBER:**

#of Votes: _____

Signature of Homeowner

Print Name

Print Address

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ to substitute for me in the proxy set forth above.

DATE: _____, _____

Proxy Holder: _____

RETURN TO: **Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL. 33076**

Montara HOA
C/o Reno Abbadini
6956 Montara Drive
Margate, FL 33063

Juniper Glen HOA
C/o Lori Orlando
6877 NW 32 Street
Margate, FL 33063

Coral Lakes Estates/The Pines HOA
C/o Lillian Rush
6832 NW 26 ST.
Margate, FL 33063

Woodlands at Carolina HOA
C/o Jeffery Campbell
3049 Woodlands Drive
Margate, FL 33063

Pinebrook Pointe Apts. Holdings, Inc.
C/o Barbara Herve
1200 Ponce De Leon, Suite #1103
Coral Gables, FL 33134

The Fairways of Carolina
C/o Danielle Jackle
2701 N. Rock Island Road
Margate, FL 33063

Fairway Views HOA
C/o Rosalia Layne
7372 Pinewalk Drive South
Margate, FL 33063

The Highlands at Carolina HOA
C/o Lynda Huffman
7761 Highlands Circle
Margate, FL 33063

Crestwood at Carolina Condominium
C/o Ron Mack
2923 Crestwood Terrace
Margate, FL 33063

Coral Key Condominium Association
C/o Roianne Preston
3320 Pinewalk Drive North #1711
Margate, FL 33063

Fairway Pointe at Carolina
C/o Amy Yehya
7610 Normande Court
Margate, FL 33063

Fairway Estates HOA
C/o Peter Martino
7401 NW 29 Street
Margate, FL 33063

The Greens at Carolina HOA
C/o Kenneth Pezja
3137 NW 71 Avenue
Margate, FL 33063

CAROLINA MAINTENANCE ASSOCIATION, INC

Annual Meeting/Election of Directors

Tuesday, May 21, 2024 at 11:00 a.m.

AGENDA

I. ANNUAL MEETING/ELECTION OF BOARD OF DIRECTORS

- A. CALL TO ORDER BY CHAIRPERSON**
- B. CERTIFY A QUORUM (723) – CALL TO ORDER**

**District 1 – 456 Votes, District 2 – 462 Votes, District 3 – 453 Votes
District 4 – 966 Votes, District 5 – 68 Votes**

- A. PROOF OF NOTICE OF THE MEETING**
- B. READING/DISPOSAL OF UNAPPROVED MEMBERSHIP MEETING MINUTES**
- C. APPOINTMENT OF INSPECTORS OF ELECTION**
- D. CANDIDATE PRESENTATIONS (3-5 Minutes.)**
- G. ELECTION OF DIRECTORS**

- 1. Determination of Number of Directors to be Elected**
- 2. Nominations from the Floor**
- 3. Candidate Introductions**
- 4. Balloting, if needed**
- 5. Election Results**

H. ADJOURNMENT

II. BOARD OF DIRECTORS ORGANIZATIONAL MEETING

- A. CALL TO ORDER BY CHAIRPERSON**
- B. ELECTION OF OFFICERS**
- C. BANK ACCOUNT RESOLUTIONS/SIGNATURE CARDS**
- D. ADJOURNMENT**

CAROLINA MAINTENANCE ASSOCIATION, INC.

Neighborhood Name: FAIRWAY VIEWS HOA, INC

PROXY

The undersigned hereby appoints:

RON WIESS (please write in the name of the person you wish to cast your vote as indicated below).

as my proxy, with full powers and substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes, **including the Election of the Board of Directors**, on behalf of the undersigned at the Annual Meeting of the Carolina Maintenance Association, Inc., to be held on **Tuesday, May 21, 2024 at 11:00 A.M. at Integrity Property Management, Inc., 5665 Coral Ridge Drive, Coral Springs, FL. 33076** and any adjournment thereof.

DATED: _____, _____ **NEIGHBORHOOD VOTING MEMBER:**

#of Votes: _____

Rosalia L. Layne

Signature of Homeowner

ROSALIA L. LAYNE, PRESIDENT

Print Name

7372 PINEWALK DR S.

Print Address MARGATE, FL 33063

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ to substitute for me in the proxy set forth above.

DATE: _____, _____

Proxy Holder: _____

RETURN TO: **Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL. 33076**

CAROLINA MAINTENANCE ASSOCIATION, INC.

Neighborhood Name: Crestwood

PROXY

The undersigned hereby appoints:


Amy Kehya (please write in the name of the person you wish to cast your vote as indicated below).

as my proxy, with full powers and substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes, **including the Election of the Board of Directors**, on behalf of the undersigned at the Annual Meeting of the Carolina Maintenance Association, Inc., to be held on **Tuesday, May 21, 2024 at 11:00 A.M. at Integrity Property Management, Inc., 5665 Coral Ridge Drive, Coral Springs, FL. 33076** and any adjournment thereof.

DATED: 5/14, 24

NEIGHBORHOOD VOTING MEMBER:

#of Votes: _____



Signature of Homeowner

Ronald Mack

Print Name

2923 Crestwood Ter

Print Address

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ to substitute for me in the proxy set forth above.

DATE: _____, _____

Proxy Holder: _____

RETURN TO: **Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL. 33076**

CAROLINA MAINTENANCE ASSOCIATION, INC.

Neighborhood Name: _____

PROXY

The undersigned hereby appoints:

Amy Yebya (please write in the name of the person you wish to cast your vote as indicated below).

as my proxy, with full powers and substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes, **including the Election of the Board of Directors**, on behalf of the undersigned at the Annual Meeting of the Carolina Maintenance Association, Inc., to be held on **Tuesday, May 21, 2024 at 11:00 A.M. at Integrity Property Management, Inc., 5665 Coral Ridge Drive, Coral Springs, FL. 33076** and any adjournment thereof.

DATED: 5/20/24 NEIGHBORHOOD VOTING MEMBER:

#of Votes: _____

[Signature]
Signature of Homeowner

Lori Orlando
Print Name

6877 N.W. 32nd ST.
Print Address

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ to substitute for me in the proxy set forth above.

DATE: _____, _____

Proxy Holder: _____

RETURN TO: **Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL. 33076**

CAROLINA MAINTENANCE ASSOCIATION, INC.

Neighborhood Name: FAIRWAY ESTATES

PROXY

The undersigned hereby appoints:

RETE MARTINO (please write in the name of the person you wish to cast your vote as indicated below).

as my proxy, with full powers and substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes, **including the Election of the Board of Directors**, on behalf of the undersigned at the Annual Meeting of the Carolina Maintenance Association, Inc., to be held on **Tuesday, May 21, 2024 at 11:00 A.M. at Integrity Property Management, Inc., 5665 Coral Ridge Drive, Coral Springs, FL. 33076** and any adjournment thereof.

DATED: May 10, 2024 NEIGHBORHOOD VOTING MEMBER:

#of Votes: _____

[Signature]
Signature of Homeowner

RETE MARTINO
Print Name

7401 NW 29TH STREET MARGATE
Print Address

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ to substitute for me in the proxy set forth above.

DATE: _____, _____

Proxy Holder: _____

RETURN TO: **Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL. 33076**

