Villages of Lake Lucie
Home Owners Association

July 13, 2026

Prior to the July 7th Regular Meeting certain concerns were brought to the board's attention in writing.

I am responding to the letter as I understand it; Article III of the bylaws specifies the notice requirements for voting member meetings (residents and proxies). The annual meeting is in December and will be posted as needed with the 15 day notice adhered to. I anticipate it will have the following effect;

1 single side printed Notice/ Agenda $ .25
1 #10 business envelope $ .05
1 forever stamp (average old & new) $ .60
X 150 comes out to $135.00 (4 hours time x 2people free for you if we do it, $240 otherwise).

The statute quoted concerns about legality of email notices. The requirement for the HOA to maintain a "member" directory with email addresses also says we need to send specific authorization requests which was done about 5 years ago. (incomplete)

Also please note that Article VI covers meeting and notice requirements for the BOARD members and specifically says that if there is a quorum then public attendance shall be permitted (6.05).

There are several updated Fl statutes concerning HOA operation and we will continue to validate our documents to them and present updates for the approval process. I will work with the other board members and our management company to ensure web posting complies with statutes.

R. McIntosh
HOA BOD