

EAST LAKES IN PEMBROKE PINES HOMEOWNERS ASSOCIATION, INC.

9732 N.W. 16th Court, Pembroke Pines, Florida 33024

_____, 2026

To All Members / Homeowners:

Re: Results of the Special Members' Meeting Held July 30, 2026 — Vote on Proposed Amendments

Dear Homeowner:

On Thursday, July 30, 2026, the Association held a Special Members' Meeting to vote on three proposed amendments to the governing documents. A quorum was present, in person and by proxy, and each item was voted on separately. Thank you to everyone who attended or submitted a proxy. The results are as follows:

Proposed Amendment	Amend	Do Not Amend	Result
Item 1 — Amend Article II-A of the Declaration to delete paragraph 23 (assessment escrow requirement).	126	10	PASSED
Item 2 — Amend Article II, Section 3, of the Bylaws (quorum requirement).	96	40	PASSED
Item 3 — Amend Article VIII, Section 1, of the Declaration; Article XI(b) of the Articles of Incorporation; and Article IX(b) of the Bylaws (vote required to amend).	89	46	PASSED

Approval of an amendment required the affirmative vote of at least thirty-five percent (35%) of all voting members of the Association — that is, **117 affirmative votes**. For this reason, Items 2 and 3 did not pass even though more members voted to amend than not to amend: neither item reached the 117 votes required of the total membership. Item 1 received 126 affirmative votes and **passed**.

Assessment Escrow Refunds (Item 1)

Because Item 1 passed, the assessment escrow requirement is being removed from the Declaration.

The assessment escrow requirement was added to our governing documents on **July 13, 2013** (Article II-A, Section 23 of the Declaration). If you purchased your home on or after that date and paid the twelve-month assessment escrow deposit at that time, you likely have a deposit on file and will receive a refund. The Association's records reflect each owner's escrow deposit, and refunds will be issued to those owners who have a deposit on file.

Prior to the amendment's enactment, it is necessary for it to be recorded in the Public Records of Broward County by the Association's attorney, which may require some time. **Once the amendment has been duly recorded, notifications regarding the procedures for refund will be sent to those owners with an escrow deposit. We respectfully request your patience in this matter as the HOA arranges the appropriate procedures for a seamless transaction.**

IMPORTANT: Your refund will be the net of your escrow deposit **minus** any pending overdue assessment fees, fines, Attorney fees or any additional money due to the Association.

Sincerely,

Board of Directors

East Lakes in Pembroke Pines Homeowners Association, Inc.