

# ODED'S WEEKLY REPORT

## 01-16-2026

**IMPORTANT NOTICE REGARDING ELECTION** – A few members reported that they yet to receive the annual membership meeting package that was mailed on January 6<sup>th</sup>. In looking into it, two main reasons popped up.

The first reason concerns electronic consent. If you may recall, the Board of Directors and the Budget Committee encouraged members, back in September of last year, to agree to receive official notices electronically, in accordance with Florida Statutes. This includes communications such as...well... annual meeting notices. The 146 members who agreed to receive official notices by electronic means should have received their meeting package via email. If you are among those who consented but have not received the package, please be sure to check your email spam.

The second reason concerns the United States Postal Service (USPS). Unfortunately, the USPS is facing widespread delays due to its ongoing restructuring process, understaffing issues, and aging equipment. While Jennifer is indeed one in a million mail lady, the bigger picture is that all of the above is causing mail to sit longer at processing centers and, hence, slow deliveries.

Regardless of the reason, please feel free to reach out to the Association office if you need assistance on this matter. We are more than happy to email you a copy or print out a hard copy, whichever you prefer, thus ensuring you have the information you need in a timely manner.

**CLARIFICATIONS REGARDING THE ELECTION** – A couple of good questions were presented this week concerning the upcoming election for the Board of Directors at the annual membership meeting. Because we believe it is important and valuable for the entire community. Therefore, please allow us to take a moment of your time to share them with you and address them in detail. But before, a quick explanation regarding the meaning of the “Annual Meeting of the Membership” and “Election to the Board of Directors.”

Let's start with the first part, Annual Meeting of the Membership. In general, this is a legally required yearly gathering for corporations, such as not-for-profit homeowner associations, where members participate in the governance of their corporation by voting on significant matters. Note, this is a membership meeting, not a Board of Directors meeting. As such, it is the main platform for the corporations' members to engage in essential decision-making, such as reviewing financial reports, examining past performance, discussing and voting on rule/bylaw changes, electing board members/directors, etc.

This brings us to the second part, which is the Election to the Board of Directors. As we all know, LakeRidge Falls is a not-for-profit corporation under Florida Law composed of 399 members. One of the most important tasks that takes place during the Annual Meeting of the Membership for LakeRidge Falls' 399 members is the election of new leadership. Such leadership, i.e., Board of Directors, would then be trusted on behalf of its members to guide the association, enforce the governing documents, make key decisions, and ensure the community operates smoothly.

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So, with these important distinctions between the two terms, please allow us to move to the issue we started with. One of the questions presented to the Association this week had to do with drawing parallel lines between general elections, for example, for Congress, and elections for the Board of Directors of a homeowner association.

The most important point to be made in addressing this question is to understand that there are **SIGNIFICANT AND FUNDAMENTAL DIFFERENCES** between general elections and elections for a not-for-profit board of directors. While both involve democratic choices, they differ significantly in purpose, procedures, and legal framework. Here are short examples in general and nonlegal terms.

- Purpose: In general elections, one votes for public officials who are paid to perform a public duty. In homeowner associations, one votes for volunteers to manage a small-scale non-profit corporation.
- Procedures: In general elections, there is a constitutional right for individuals to vote if they are U.S. citizens, 18 years old, and registered to vote. However, in a homeowner association, you don't need to be a U.S. citizen to vote, you don't need to occupy a unit to vote, and not all residents have the right to vote as each lot/unit often gets one vote (even if multiple owners live there). So if two homeowners are living in the same household, in the LakeRidge Falls case, they have only one vote as the vote goes under the lot.
- Legal: General elections are regulated by federal/state laws, with strict oversight. Homeowner association elections, on the other hand, are governed by the governing documents and Florida Statute Chapter 720. While in general elections no minimum turnout is required for results to be valid, for example, in homeowner association elections, a QUORUM is required to hold the meeting/elections. Hence....the proxy, which is covered under the Association's By-Laws, Article II Membership: Meetings, Quorum, Voting, Proxies.

In sum, a homeowner association election for the board is similar to a small business shareholder election, democratic in spirit, but private and dependent on the community governing documents. Therefore, drawing from one to reflect on the other can be misleading.

The other question had to do with filling out the proxy form. You see, a proxy form is used if you can't attend or are unsure if you can attend the Annual Meeting of the Membership. For the meeting to be held, twenty-five percent (25%) of the membership, or in other words, 100 members, must be present in person/online/phone or by proxy. While the instructions on the form on how to fill the proxy are pretty straightforward, please allow us to provide a quick step-by-step procedure for filling out a proxy.

Therefore, please a moment to go over the illustration on the next page.

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## PROXY FORM

**STEP 1**  
**APPOINT A PROXY  
HOLDER**

The undersigned hereby appoints \_\_\_\_\_, or, if I have filled in no name, hereby appoints the President of the Association, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association of the Board of Directors, with full power of substitution, as my proxy holder to attend the Annual Meeting of the Membership of LakeRidge Falls Community Association, Inc., to be held February 5<sup>th</sup>, 2026 at 7:00 P.M. at LakeRidge Falls Clubhouse located at 4200 LakeRidge Blvd, Sarasota, FL 34243 and any adjournment or adjournments thereof. The proxy holder named above has the authority to vote and act for me to the same extent (general powers) that I would if personally present, with full power of written substitution, except that my proxy holder's authority is limited as indicated below:

**STEP 2**  
**SELECT ONE OUT  
OF THE OPTIONS**  
**REGARDING WHAT  
POWER YOU WISH  
YOU GRANT YOUR  
PROXY HOLDER**

**GENERAL POWERS**

I authorize and instruct my Proxy holder to use his or her best judgment on all matters which properly come before the meeting and for which a general proxy may be used.

**LIMITED POWERS**

I specifically authorize and instruct my Proxy holder to cast my vote in reference to following matters indicated.

**ELECTION OF BOARD OF DIRECTORS:** Vote for FOUR (4) or fewer. You may write-in as an additional candidate any person who will be nominated from the floor at the annual meeting. If you want your vote to be cast for a candidate who will be nominated from the floor, please write in the name or names below.

Mr. Jerry Brantley  
 Mrs. Linda Cowett  
 Mr. David Danilowitz  
 Mr. Wayne Johnson  
 Ms. Lori Klein  
 Mr. Bernard (Bernie) Pezzimenti

\_\_\_\_\_ (must be nominated from the floor at meeting)  
 \_\_\_\_\_ (must be nominated from the floor at meeting)  
 \_\_\_\_\_ (must be nominated from the floor at meeting)  
 \_\_\_\_\_ (must be nominated from the floor at meeting)

DATED this \_\_\_\_\_, day of \_\_\_\_\_, 2026.

**STEP 4**  
**MAKE SURE TO**

- DATE
- FILL OUT YOUR ADDRESS
- PRINT YOUR NAME
- SIGN

LAKERIDGE FALLS ADDRESS: \_\_\_\_\_

UNIT OWNERS (or all owners of the unit or that owner designated on the Voting Certificate, if applicable)

Name (print) \_\_\_\_\_ Signature (required) \_\_\_\_\_

Name (print) \_\_\_\_\_ Signature (required) \_\_\_\_\_

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 THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

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As a point of clarification, a member who leaves the first line blank grants the President of the Association, assuming he will show up to the meeting, powers to act on this member's behalf. At this point, the President acts as a member of the Association, and not as the Board of Directors. In other words, the President is not acting in the capacity of the Board of Directors but is functioning as a member of the Association who represents the proxy-giver, who is a fellow member of the Association.

We hope you find this information useful, and as always, please feel free to contact us with any questions or concerns.

**PONDS PROJECTS** - As the project on Pond # 3 and #11 is approach completion, we wish to share a couple of pictures documenting the areas before, during, and after the recent work. These images offer a quick overview of the progress made. We will be providing a more detailed in the next Weekly Report. In the meantime, please remember to exercise caution when walking near Pond #3 and Pond #11. Thank you in advance for your understanding and cooperation on this matter.



**Disclosure: I, Oded Neeman, Pinnacle's Community Association Manager assigned to LakeRidge Falls Community Association Inc., am a partial owner of PondTech Solutions LLC, the company hired to perform the work mentioned above. It should be noted that the Board Directors have overcome the possible conflict of interest by following the directives outlined in Florida Statutes Section 468.4335.**

Have a quiet and safe weekend,

Oded Neeman  
LakeRidge Falls Community Manager

