



**** OFFICIAL NOTICE ****

TO ALL ELCS HOA MEMBERS
FROM ELCS BOARD OF DIRECTORS
DATE SEPTEMBER 17, 2026
RE ESTATES OF LAKE CLARKE SHORES HOA 2026 ANNUAL MEETING AND
SPECIAL BOARD MEETING – AMENDMENTS TO RULES AND REGULATIONS

The annual meeting of the **Estates of Lake Clarke Shores Homeowners Association, Inc.** shall be held at 7:00 PM on **Thursday, October 15, 2026**, at the Lake Clarke Shores Town Hall for the purpose of electing the 2026/2027 Board of Directors and conducting any other business which would properly come before the Board. **A Special Board Meeting will immediately follow for the Board to consider and vote on amendments to the Rules and Regulations of the Community.**

If you are not able to attend the annual meeting, please complete and return the enclosed Limited Proxy to help us establish a quorum. You can drop the form in the brown box by the pavilion, send it by email to EstatesofLCS@gmail.com, OR ask your proxy to submit the signed form at the meeting.

We will only accept nominations for the next board of directors BEFORE the meeting.

Our Board of Directors can have a maximum of nine members. Several of the current board members have said they would like to continue serving and are now considered nominees for the next term. If you would like to nominate someone else to join the board, complete the enclosed form and either drop it in the brown box by the pavilion or email it to EstatesofLCS@gmail.com. The deadline is Thursday, October 8th at 6:00 PM.

- If there are no more than nine nominees, they will all become members of the 2026/2027 Board of Directors by default, with no need for an election.
- If there are more than nine nominees AND we establish a quorum, we will hold an election at the meeting and the nine nominees with the most votes will be elected.
- If we do not achieve a quorum, the current board members who have expressed willingness to remain on the board will automatically be retained for the new term.

Board of Directors Nomination Rules:

- A nominee must be an HOA member in good standing, with no outstanding balances requiring legal action within the past twelve months.
- A nominee must accept the nomination by the deadline mentioned above.
- The Board of Directors can only have one member per ELCS HOA household.
- You may nominate up to nine ELCS HOA members, including yourself.

Attachments

- **Tentative Annual Meeting Agenda** – We will post a final agenda and the 2025 minutes on the HOA website at **EstatesofLCS.com** by October 10th.
- **HOA Rules Update** – Current rules and other governing documents are posted on the HOA website. Proposed rule changes are highlighted in the attached pages.



2026 ANNUAL MEETING – TENTATIVE AGENDA

HOA Board of Directors Election:

Election will only take place if there are more than nine nominees AND we have a quorum.

HOA Property Manager:

The board is considering retaining the services of a property manager. We have been voluntarily filling this need since April 2022, but the effort has proven to be unsustainable. We will include an estimate for the expense in the 2027 budget to avoid a mid-year quarterly assessment adjustment. We will form a committee to determine scope, price range, etc. and to conduct a search. If you are interested in participating on the committee, send an email to EstatesofLCS@gmail.com.

Fines Committee

We will formally acknowledge the creation of a Fines Committee, which will be responsible for determining whether fines imposed by the Board of Directors have met the requirements of our governing documents and other legal requirements up to the State level.

To minimize the work required by homeowner volunteers, the HOA Fines process will only address issues not already covered by Lake Clarke Shores ordinances. If the Board is made aware of an LCS violation, we will work with neighbors to encourage the Town to take the appropriate action.



**ESTATES OF LAKE CLARKE SHORES
HOMEOWNERS ASSOCIATION, INC.**

**LIMITED PROXY
Annual Board Meeting
October 15, 2026**

This proxy must be completed and filed with the Secretary of the Association no later than the date and time of the meeting and should be completed if you have any doubts about your availability to attend this meeting. If you select a proxy holder and do attend, this proxy will not count, and you will be allowed to vote at the meeting in person.

I, the designated voter of the property at _____ (Enter your street address.)
hereby appoint _____ (Enter Proxy's name.) as my Proxy,
with limited powers of substitution, for all matters to come before the Estates of Lake Clarke
Shores Homeowners Association, Inc. Board of Directors at the Annual Meeting, to be held at
7:00 PM on October 15, 2026 or at any lawful adjournment thereof.

I direct my PROXY to vote and act for me in their own direction in the same manner and with the
same effect as if I were personally present. The undersigned hereby revokes all prior proxies.

I authorize my PROXY to substitute any other person to act under this PROXY. Such substitute
shall complete the portion under "Substitution of Proxy" below.

I authorize my Proxy Holder or Substitute Proxy to file this Proxy with the secretary of the
association no later than the date and time of the meeting.

My Proxy Holder or Substitute Proxy must attend this meeting to have my vote count.

Dated this _____ Day of _____, 2026.

Designated Voter : _____ (Sign here.)

SUBSTITUTION OF PROXY *

The undersigned, who is the Proxy named above, does hereby designate the following individual:

_____ as my substitute to act as Proxy as set forth in this document.

Dated this _____ Day of _____, 2026.

Proxy Holder: _____

** Complete **Substitution of Proxy** section ONLY IF you, the original Proxy holder will be unable to fulfill this duty.*



ELCS HOA BOARD OF DIRECTORS 2026/2027 NOMINATIONS

If you would like to nominate an ELCS Homeowner to become a member of the Board of Directors, please complete the enclosed form and submit it no later than Thursday, October 8th at 6:00 PM. The maximum number of board members is nine. The one-year term begins immediately and continues until the next annual meeting. Board members will be expected to attend Board of Director meetings via Zoom and HOA community meetings whenever possible, and to actively participate in the management of the HOA. Reminder, we do not currently have a property manager to assist in these duties but plan to engage one in 2027.

Board of Directors Nomination Rules:

- A nominee must be an HOA member in good standing, with no outstanding balances requiring legal action within the past twelve months.
- A nominee must accept the nomination by the deadline mentioned above.
- The Board of Directors can only have one member per ELCS HOA household.
- You may nominate up to nine ELCS HOA members, including yourself.

A quorum of 30% (28 lot holders) must be represented in person or by proxy to conduct an election. If a quorum is not reached, and there are no more than nine nominees, an election will not be required, and those nominees will become the 2026/2027 board of directors. Otherwise, the current board will be retained and will have the option of selecting additional members at the next board meeting.

*** NOMINEES ***

Nominee	Address	Nominee's Signature
1		
2		
3		
4		
5		
6		
7		
8		
9		

Submitted By _____ (Name) at _____ (Address)

Email the completed form to EstatesofLCS@gmail.com or drop it in the brown box by the pavilion.
The deadline for submitting this form and for accepting a nomination is **October 8th at 6:00 PM.**



**** OFFICIAL NOTICE ****

TO ALL ELCS HOA MEMBERS
FROM ELCS BOARD OF DIRECTORS
DATE SEPTEMBER 17, 2026
RE SPECIAL BOARD MEETING – AMENDMENTS TO RULES AND REGULATIONS

Notice is hereby given that on Thursday, October 15, 2026, a Special Meeting of the Board of Directors will be held immediately following the 2026 annual meeting. The purpose of the meeting is for the Board to consider and vote on amendments to the Rules and Regulations of the Community. The amendments to the Rules and Regulations do not require membership approval, but a copy is enclosed for your review in advance of the meeting where the Board will consider adopting the amended Rules and Regulations.

THE ESTATES OF LAKE CLARKE SHORES HOMEOWNERS ASSOCIATION, INC.

**SPECIAL MEETING OF THE BOARD OF DIRECTORS
OCTOBER 15, 2026 AT 7:00 PM**

AGENDA

1. Call meeting to order by President;
2. Determination of quorum of Directors;
3. Proof of Mailing / Notice to Membership;
4. Approval of minutes of prior Board Meeting;
5. New Business:
 - a. Amendments to Rules and Regulations
 1. Motion to approve Amended Rules and Regulations
 2. Discussion;
 3. Membership comments;
 4. Vote to approve Amended Rules and Regulations
6. Old Business:
 - a. None
7. Adjourn.