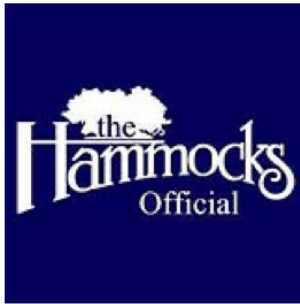


# TOWN HALL MEETING II



HAMMOCKS COMMUNITY  
ASSOCIATION  
HOME OWNERS ASSOCIATION

## ELECTION PROCEDURE

**Judge David M. Gersten (Ret.)**

**Partner, Gordon & Rees  
Miami, Florida**

**January 26, 2023**



# Receiver's Goal = Same

*I want to guide your Association to a new era; an era of transparency and fairness going forward.*



# WHEN IS THE ELECTION?

## Notices and Events

- Jan 27, 2023
  - Notice of Annual Meeting / Election
- Feb 14, 2023
  - DEADLINE for Candidacy Package
- Feb 24, 2023
  - Notice of Candidates / Procedures
- Feb 28, 2023 – Meet and Greet Candidates
  - Tuesday, Clubhouse at 7pm
- Mar 18, 2023 – Meet and Greet Candidates
  - Saturday, Clubhouse at 11am

# WHEN DO WE VOTE?

## Early Voting & Election Day



- Early Voting at the Clubhouse
  - **Mar 25, 2023** – Saturday 10am to 2pm
  - **Mar 27, 2023** – Monday, 9am to 5pm
  - **Mar 28, 2023** – Tuesday, 9am to 5pm
  - **Mar 29, 2023** – Wednesday, 9am to 9pm
- Election Day at the Clubhouse
  - **Mar 30, 2023** – Thursday, 6pm until conclusion

# WHO GETS TO RUN?

## Qualifications for Candidacy

- Must be an owner in good standing
- Not a convicted felon
  - Unless civil rights restored > 5 years
- Subject to Interview and Screening
- Runs for only one board seat



# WHO GETS TO VOTE?

## Eligibility to Vote

- Members in good standing vote (2 types)
- Class A Members
  - Owners of Residential Units/Lots
  - 5,543 Class A Members in Total
    - 1,765 Neighborhood managed by Hammocks
    - 3,778 Neighborhood with a Sub-association
- Class E Members
  - Owners of Rental Communities
  - 984 rental units

# WHO GETS ELECTED?

## Board of Directors

- Seven (7) Board of Director Seats
  - Five (5) Class A General Director Seats
  - One (1) Class A Fixed Director Seat
    - » Chairs Neighborhood Committees
  - One (1) Class E Fixed Director Seat



# WHO IS VERIFYING?

## Interview and Screening

- Interview with Receiver and legal team
- Review of valid identification
- Background check
- Additional Screening





# WHAT IF I CAN'T ATTEND?

## Absentee Ballots

- Not automatically mailed
- Delivered only if requested
- Must be a verified owner
- Returned in sealed and notarized envelope
- Scrambled control numbers
- Resistant to duplication
- Cross-referenced with roster and ballot log
- Additional secret safeguards



# WHO IS IN CHARGE?

## Advisory Board of Directors

- Initially advisors to the Receiver
- Advisory Committee dissolved
- Transition period to ensure proper safeguards
  - Fair and transparent election procedure
  - Defenses to prevent future theft
  - Vendor screenings



***“You guys are brave.***

***It’s all over!”***

**--Judge Beatrice Butchko**



**HAMMOCKS COMMUNITY  
ASSOCIATION  
HOME OWNERS ASSOCIATION**



# Hound Dog Productions

