

## THE HILLS OF INVERRARY CONDOMINIUMS, INC.

Dear Residents,

If you are voting via paper ballot, please follow the instructions below.

Please mail or deliver proxies as early as possible before the meeting in order to avoid delays. Complete, and place the following documents in the ballot envelope, then seal the envelope.

- Tract A Ballot (for Candidates)

Place the BALLOT Envelope inside the **RED envelope** and seal it.

On the **RED envelope**, Sign, Print your name, Address, Unit number, and Tract.

Kind Regards,

The Hills Management

SECOND NOTICE OF ANNUAL MEETING  
AND ELECTION OF DIRECTORS  
OF THE HILLS OF INVERRARY CONDOMINIUMS, INC.

TO ALL MEMBERS:

On Thursday, April 6, 2023, at 6:30 p.m. at the Association's office at 3417 Heather Terrace, Lauderhill, FL 33319 and remotely via Zoom, the Annual Meeting of the Association will be held for the purpose of electing Directors and such other business as may lawfully be conducted.

TO JOIN THE MEETING VIA ZOOM:

Join Zoom Meeting: <https://us02web.zoom.us/j/89496989018>

**Meeting ID: 894 9698 9018**

**Passcode: ELECTION**

The Agenda for the Annual Meeting is:

1. Appointment of Inspectors of Elections.
2. Election of Directors.
3. Calling of the roll and certifying of proxies.
4. Proof of notice of meeting or waiver of notice.
5. Reading of minutes.
6. Reports of Officers.
7. Reports of Committees.
8. Unfinished Business.
9. New Business
10. Adjournment.

A majority of the votes of the entire membership (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding the election of Directors. No quorum is necessary for the election of Directors; however, at least twenty (20%) percent of the eligible voters must cast a ballot in order to have a valid election. It is therefore VERY IMPORTANT that you either attend or provide a Proxy in order to conduct business other than the election of Directors.

Enclosed with this Notice is a ballot for the election of Directors, as well as timely submitted Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements.

Instructions for Marking and Returning Ballot for Directors. **FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD-DEGREE FELONY.**

1. The enclosed ballot lists all candidates who are qualified to run for the Board.
2. Association members in Tract A shall be entitled to elect **three (3)** Directors from Tract A. Please vote for no more than three (3) candidates by marking the ballot with an “X” on the box next to the candidate’s name.
3. **There will be no election for Tract B as the number of candidates were equal to or less than the number of vacancies on the Board. The names of the Directors for Tract B will be announced at the meeting.**
4. Association members in Tract C shall be entitled to elect three (3) Directors from Tract C. Please vote for no more than three (3) candidates by marking the ballot with an “X” on the box next to the candidate’s name.
5. The ballot must be placed and sealed in the ballot envelope. The ballot envelope must then be placed and sealed in the envelope addressed to the Association and mailed to the Association’s mailing address.
6. You must fill in the unit information on the outside of the envelope addressed to the Association and have the owner or voting member appointed on the Certificate Appointing Voting Member sign his/her name.
7. The ballot must be received by the Association no later than **Thursday, April 6, 2023.**
8. If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.

### **VOTING BY GENERAL PROXY**

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **General proxy** is for the purpose of establishing a quorum and appointing another person to vote for you on parliamentary procedure or other matters that do not require a limited proxy. It must be signed by the person authorized to cast the vote for the unit. Please note that you cannot vote for Directors by proxy. If you intend to vote for Directors and do not attend the Annual Meeting, **you must vote by use of the enclosed Election Ballot.**
2. The proxy must be submitted to the Association prior to the scheduled time of the meeting. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association’s mailing address at: **The Hills of Inverrary Condominiums, Inc., 3417 Heather Terrace, Lauderhill, FL 33319**, or via e-mail to: **admin@thehillsofinverrary.org**, or **office@thehillsofinverrary.org**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A General Proxy form is enclosed with this notice for your use, if needed.

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum - Call to Order.
2. Proof of Notice of Meeting.
3. New Business - a. Elect Officers.
4. Adjournment.

Dated: March 21, 2023.

BY ORDER OF THE BOARD OF DIRECTORS



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**Tabatha Williams, Secretary**

**PROXY**

The undersigned owner or Voting Member of Unit No. \_\_\_\_\_ in Tract \_\_\_\_\_ in The Hills of Inverrary, appoints (Check one):

\_\_\_\_\_ a) **Tabatha Williams, Secretary** of the Association, on behalf of the Board of Directors, or

\_\_\_\_\_ b) \_\_\_\_\_ (if you check b, write in the name of your proxy) as my proxyholder\*, with power of substitution, to attend the meeting of the members of **The Hills of Inverrary Condominiums, Inc.**, to be **held Thursday, April 6, 2023, at 6:30 PM, at the Association’s office at 3417 Heather Terrace, Lauderhill, FL 33319 and remotely via Zoom**, and any adjournment/recess thereof.

Dated: \_\_\_\_\_, 2023.

SIGNATURE OF OWNER OR VOTING MEMBER:

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the **Secretary** of the Association as your proxyholder.

**DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.**

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Dated: \_\_\_\_\_, 2023.

\_\_\_\_\_  
PROXYHOLDER

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

**BALLOT FOR ELECTING DIRECTORS**

**TRACT A**

**THURSDAY, APRIL 6, 2023**

**6:30 PM**

**The following (in alphabetical order) have had their names placed into nomination. Vote for no more than three (3) candidates. If you vote for more than three (3) candidates, your ballot will be invalid.**

- BASSET, RALIA
  
- CATHCART, ANDREW
  
- VARNER, DOZELL
  
- WILLIAMS, TABATHA



**CANDIDATE INFORMATION SHEET**

NAME: Falia (Ray) Bassett UNIT NO: 58

PERMANENT ADDRESS: 3419 Heather Ter

EDUCATION & SKILLS Some college and many years of devotion to the hills.

**PERSONAL BACKGROUND & TIME COMMITMENT PLEDGE**

My previous experiences with condos should speak for themselves. I am retired and therefore can devote my time as much as needed.

PRIOR CONDOMINIUM EXPERIENCE: The Hills of Inverry, Pioneer Village (Texas), several Nova Hills condos during construction.

**COMMENTS ABOUT YOUR INTENT TO RUN FOR THE BOARD**

I have served as a board member several times. I love living in the Hills and have served for just that reason. I feel that my previous experience and knowledge will be a great asset especially with all the projects coming up.

Hi, I am Ralia (Ray) Bassett.

I have lived in the Hills since 1999, first on Spring Bluff and now on Heather Terr. I love the Hills. I have served on the Board numerous times, as Director and subsequently as Secretary then as President for two terms. For the past 2 terms I have volunteered on several occasions to "office sit" and do the final interview for new home owners prior to their closing. Additionally I have volunteered for different committees.

During my recent tenure as president our Board, working as a team accomplished the following:

- Replaced all pool furniture with commercial grade furniture.
- Replaced all the bulbs on the interior pathway lights with LED bulbs to further brighten the walkways for safety
- Negotiated with FPL to replace the streetlights, including the underground wiring, to increase the number of poles with LED smart lights, to take ownership of the new lights and therefore take on the responsibility of maintenance and/or replacing the poles when needed AT NO COST TO THE HILLS, thus saving us over approximately \$250,000.
- Worked with the City to erect a sound wall along Spring Bluff, again at no cost to the Hills, at a cost of approximately \$340,000.
- Worked tirelessly to reduce our insurance costs, at the same time obtaining better coverage.

All of the above to improve our beautiful community and make it safer place to live. And.....we stayed within our budget.

My goals will be to improve our community by:

- hiring an experienced property manager
- renegotiating our security measures
- improving the transparency that we were promised but never received
- complying with Florida Statutes (there are 3 members of the current Board that never should have been allowed to run)

I sincerely hope that you will vote for me to be on the new Board of Directors.

Thank you,

Ray Bassett



## Candidate Information Sheet

Andrew Cathcart Unit no 70

3402 Heather Terrace Lauderhill 33319

### **Education & Skills**

1 year completed at University in Urbanism

While working as a Correctional officer in a Federal Penitentiary for 25 years, I was a Member of Swat Team, Rifle and tear gas and penitentiary Laws instructor and in charge of the Detention Unit.

### **Personal Background**

I am a 51-year-old retired Correctional Officer.

I practiced Football 17 yrs, Rugby 10 yrs and Downhill Skiing 12 yrs which I was Captain everywhere I went. I practice Golf, pickle ball, gym training and Ice Hockey to stay in Shape. I am guitar player and singer in my spare time.

I am very knowledgeable in construction and renovation having owned more than 10 houses and 26 apartments.

### **Time commitment Pledge**

I am retired and live full time in the Hills. I have plenty of time to devote to the association to check the laws, budget and employes. My goal is to bring this community to what it was when it started: beautiful, respectful and enjoyable so that everyone would like to live in The Hills. I also will try to keep the monthly assessment to a minimum so it can be affordable for all.

### **Prior Condominium Experience**

I was president, secretary and treasurer of my condo association for a year until I moved to The Hills.

I owned a 26 apartment building for 12 years at which I experienced various similar situations we encounter in a condo association. I was also an owner of a condo and a cottage which I rented on short term visits.

I am well experienced in the functions of a Condominium association as it pertains to the general rules and responsibilities of the Management and the unit owners.

## CANDIDATE INFORMATION SHEET

NAME: Dozell Varner UNIT No.: A-13

### PERMANENT ADDRESS:

3455 Spring Bluff Pl. Lauderhill, FL 33319

### EDUCATION & SKILLS:

#### Education

M.Div. Pastor-Teacher Track

Southern Baptist Theological Seminary (1990)

BA Speech Communications

University of Central Florida (1986)

AA English

Florida Junior College (1976)

#### Skills

##### Leadership

A working knowledge of the 718 state statutes which governs FL's condominium Associations, The Hills of Inverrary's governing documents & The Hills's current Rules & Regulations

The ability to coalesce individuals and groups to accomplish needed tasks

Administrate large budgets and supervise numerous employees. Facilitated a \$1.3 million dollar budget and supervised an excess of 20 full-time employees in one ministry setting.

The ability to positively relate to state and local government officials

The ability to accomplish goals in a compassionate and understanding manner to all.

### PERSONAL BACKGROUND & TIME COMMITMENT PLEDGE:

As a retiree, I have/will continue to dedicate my time, energy, experience and passion to accomplish the mission and progressive growth of The Hills, while utilizing the best lessons learned from my service as a pastor, school teacher, police officer, football/basketball coach and youth mentor.

### PRIOR CONDOMINIUM EXPERIENCE

I have served four terms as a Board of Director at The Hills. Leadership positions include chairing the Security Committee, selected as Vice President and most recently as Board President.

### COMMENTS ABOUT YOUR INTENT TO RUN FOR THE BOARD:

I would like to continue assisting in the arduous task of implementing The Hills's most pressing issue – The Roof Replacement Project. Other objectives are to prepare our community to meet the challenges of maintaining an aging infrastructure, improving our safety & security, promoting consistent community activities and to enjoin advocate groups to lobby Tallahassee to reconsider mandatory full funding of Reserves for condominium Associations.



CANDIDATE INFORMATION SHEET

NAME: Tabatha Williams UNIT NO: 24

PERMANENT ADDRESS: 3458 Spring Bluff Place

EDUCATION & SKILLS Computer Programming  
Elementary Education

PERSONAL BACKGROUND & TIME COMMITMENT PLEDGE

Calming Spirit

PRIOR CONDOMINIUM EXPERIENCE:

Defuse tension

COMMENTS ABOUT YOUR INTENT TO RUN FOR THE BOARD

My mission is to protect the voices of all  
unit owners. Everyone should be heard and  
treated respectfully.