

Not affiliated with Westyn Bay COA Inc.

Westyn Bay Recall Committee

P.O. Box 86

Ocoee, FL 34761

WBRecall2024@gmail.com

7 September 2024

Dear Neighbor,

We hope this letter finds you well. As a dedicated member of the Westyn Bay community, we are writing to seek your support in an important matter that affects us all. We are initiating a recall of certain members of our HOA Board of Directors due to the distain they have shown to residents. This is primarily evidenced by the lack of transparency in their decision making. The recent decision to conduct a special meeting during mid-day of a workweek to move an elected board member from their VP position to a director role — which has limited influence in board decisions and operations — is the latest example of their arrogance and secretive nature. In addition, two of the Board's five members were appointed by other members of the Board and not duly elected by the community. Also, several Board members also are members of the ARC, which is a conflict of interest since the Board reviews all appeals of ARC decisions.

WHY DOES THIS MATTER?

- **Transparency and Accountability:** Our community deserves leaders who are transparent in their decision making, accountable for their decisions, and open to change. We will make the following changes to increase transparency:
 - Live Board and ARC meetings with simultaneous Zoom meetings for those that cannot attend in person.
 - Recording of the Board and ARC meetings via Zoom for later viewing.
 - Documented and published ARC rules that do not disparage or violate members' property rights to make improvements to increase the value of their property.
- **Effective Management:** We need a Board that effectively manages our resources and addresses our concerns expeditiously; We will implement member surveys on major upcoming Board decisions to allow for member input and feedback.
- **Community Well-Being:** Ensuring the well-being and satisfaction of ALL residents is paramount. Diverse opinions and viewpoints offered by residents and Board members should be welcomed and respected. You will no longer be disparaged for speaking out, we will listen, take notes, and get back with you about a resolution or decision.
- No more appointed Board members, except for vacancies. All Board members will be elected.
- A fair annual voting proxy. Currently you have to select either the secretary to cast your vote or you have to write in a candidate. We will adopt the following rule, "All proxies given to the secretary to cast, shall be split evenly among the running candidates with any remaining proxied voted by the secretary."

WHAT YOU CAN DO:

1. Sign the Petition: Please sign the attached petition to support the recall.
2. Spread the Word: Inform your neighbors about the importance of the recall and encourage them to participate.

If you have not viewed the video recording of the HOA Special Board Meeting on August 20, 2024, it is available at [\(2604\) Westyn Bay HOA \(unofficial\) - YouTube](#). You will note that it only took 20:08 minutes for the existing HOA Board to demote and silence a community-elected member. How long will it take the Board to silence our entire community? We need change now!

LET YOUR VOICE BE HEARD...IT'S TIME FOR A CHANGE. Please help us move our Westyn Bay community to the future. Please complete the petition and return it in the self-addressed stamped envelope. Should you have questions, please feel free to reach out to us at WBRecall2024@gmail.com

PLEASE RETURN NO LATER THAN OCTOBER 1, 2024, THANK YOU FOR YOUR SUPPORT!!

WESTYN BAY HOMEOWNERS WRITTEN RECALL AGREEMENT/BALLOT

BLOCK A: This agreement is being circulated for the purpose of recalling the board directors listed below, currently serving on the board of directors at **Westyn Bay Community Association Inc.** Pursuant to section 720.303(10), Florida Statutes, any board director may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of all the voting interests. Rule 61B-81.003, Florida Administrative Code, governs recall by written agreement. This recall ballot may be used for one successive recall effort occurring within 120 days from the date the ballot was signed by the homeowner if the first recall effort is unsuccessful. Any revocation of this agreement must be in writing and delivered to the board prior to service of the recall agreement on the board. **THE BOARD DIRECTORS SUBJECT TO RECALL ARE LISTED BELOW. PLEASE CAST YOUR VOTE BY MARKING EITHER THE "RECALL" OR "RETAIN" BOX NEXT TO EACH BOARD DIRECTOR'S NAME.** (Note that these boxes cannot be pre-marked but must be filled out by the voter.)

DIRECTOR	RECALL	RETAIN
Greg Keethler	<input type="checkbox"/>	<input type="checkbox"/>
Gary Johnson	<input type="checkbox"/>	<input type="checkbox"/>
Carl Barrett	<input type="checkbox"/>	<input type="checkbox"/>

BLOCK B: BALLOT FOR REPLACEMENT OF BOARD DIRECTORS.

The individuals listed below have indicated their willingness to replace the recalled board directors. You may vote for these candidates by marking the box next to the candidate's name OR you may write in the name of a write-in candidate. (***In any event, do not vote for more than a total of the number of directors sought to be recalled, including write-in candidates.***)

CANDIDATE	IN FAVOR OF
Tom Ogle	<input type="checkbox"/>
Tiara Smith	<input type="checkbox"/>
Brian Smith	<input type="checkbox"/>
_____	<input type="checkbox"/> Write-in Candidate

BLOCK C:

Homeowner (Print Name)

Parcel Address

By signing this document, I affirm that I am authorized in the manner required by the governing documents to cast this vote on behalf of this parcel.

Homeowner's Signature

Date Signed

HOMEOWNERS' REPRESENTATIVE: The persons identified below have been designated as the homeowners' representatives who will receive the recall agreements, open the written agreements, tally the votes, serve copies of the agreements on the board, and receive other information on behalf of the homeowners:

Aldis Reed Raymond, 2841 Brigata Way, 856-873-1510, reed6ersfan@gmail.com

Tom Ogle, 656 Postrio Way, 407-383-7830, tomogle57@gmail.com

WRITTEN RECALL AGREEMENT INSTRUCTIONS

To recall and replace board directors listed on the recall agreement, please follow the steps below:

(1) In Block A on the attached form, place a checkmark or "X" on the "RECALL" line next to the name of each board director you wish to recall and remove from the board. Place a checkmark or "X" next to the board director's name on the "RETAIN" line if you are voting for the board director to remain on the board. Note that ballots may not be pre-marked. The voter must fill in the recall or retain boxes.

(2) Place a checkmark or "X" next to the names of the candidates in Block B who you wish to replace the recalled board directors OR you may write in your own choices. DO NOT VOTE FOR MORE THAN A TOTAL OF THE NUMBER OF DIRECTORS SOUGHT TO BE RECALLED. This includes voting for persons listed, write-in votes, or a combination. The ballot for replacement board directors in Block B should be included and filled in on the written agreement only if a majority or more of the board directors are sought to be recalled. Where a majority or more of the board directors are recalled, the homeowners have the right to name replacement board directors. If less than a majority of the board is recalled, the remaining board directors have the right to appoint replacements.

(3) In Block C, print your name and address of the parcel (property) subject to the homeowners' association in the space designated. Sign the agreement in the space designated. This will affirm that you are authorized to cast the vote, in the manner required by the documents. If your parcel is owned by more than one person, your documents may require that a voting certificate be filed with the association designating which owner has the authority to cast votes on behalf of the parcel. If your documents require a voting certificate and one has not been filled out and delivered to the association, your vote may be rejected.

(4) Return the executed agreement in the self-addressed stamped in envelope to:

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