



# Annual Meeting Notice

## Piney-Z Homeowners Association, Inc.

"The mission of the Piney-Z HOA is to preserve and enhance property values by demonstration of resident-friendly policies, maintenance of common areas, and upholding the Covenants & Restrictions."

**July 19, 2022 at 7:00 PM**

Location: Piney-Z Lodge  
950 Piney-Z Plantation Road  
Tallahassee, FL 32311

You are invited to attend and vote in person or by proxy. We will be electing three board members at this meeting. Candidates must be a member in good standing of the Piney-Z Homeowners Association and serve a two-year term (August 2022 – July 2024). This is a volunteer position and board members receive no compensation. The Nominations Committee is looking forward to hearing from interested candidates who are willing to serve on the board.

If you are interested in running for a board position, please fill out the enclosed NOTICE TO RUN and return it **by July 5, 2022**, by email, to Linda Guyas, Board Vice President and Nominations Committee Chairperson, at [pineyznewsletter@gmail.com](mailto:pineyznewsletter@gmail.com), or fax it to Lewis Property Management at 850-765-4353.

Nominations will also be taken from the audience during the annual meeting. The votes will be counted at the meeting and the new members will be announced before the meeting is adjourned. Members are invited to observe the tabulation.

Please take a moment to complete the enclosed Limited Proxy, whether or not you plan to attend the meeting, and return it to  
Lewis Association Property Management  
7113-2 Beech Ridge Trail  
Tallahassee, Florida 32312  
OR email to [manager@lewisp.com](mailto:manager@lewisp.com)  
OR fax to 850-765-4353

**no later than July 13, 2022.** We suggest you send the proxy even if you plan to attend the meeting. You can always withdraw the proxy if you attend. If you intend to vote in person or by proxy, please be advised of the following requirement of the Piney-Z HOA:

There shall be one person with respect to each unit of ownership who shall be entitled to vote at any meeting of the Association and that person shall be known as a "voting member." If a unit is owned by more than one person, the owners of the unit shall designate one of them as the voting member. In the case of a corporate unit owner, an officer or employee of the corporation shall be the voting member.

If there are any questions related to these materials, please contact Lewis Property Management at [lewis@lewisp.com](mailto:lewis@lewisp.com).

Thank you. We hope you will join us at the Annual Meeting on Tuesday, July 19, 2022, at 7:00 PM.



### Limited Proxy

If you are unable to vote for new board members of the Piney-Z HOA at the Annual Meeting on July 19, 2022, you may be represented by proxy. You may complete this form and return it by mail, fax, or email so that it reaches our office **no later than July 13, 2022.**

**I/We, the undersigned, being the owner(s) of the property located at**

do hereby appoint as proxy the person listed below to attend the Piney-Z Homeowners Association Annual Meeting to be held at the Piney-Z Lodge on July 19, 2022, at 7:00 PM, or any adjournment thereof, but no longer than 90 days after the date of the meeting indicated herein. This proxy can be revoked at any time at the pleasure of the undersigned.

Please check one of the current board members, listed below, or fill in any owner's name to whom you want to assign your proxy for the meeting.

**If you select someone not listed, it is IMPERATIVE that you be sure that person will attend this meeting or your proxy will not count.**

- Mike Gomez, President
- Linda Guyas, Vice President
- Russell Pfof, Secretary
- Cynthia Saginario, Treasurer
- Eric Pratt, Committee Liaison
- \_\_\_\_\_  
(Name of Proxy)

**Owner Authorization:**

\_\_\_\_\_  
Owner Name (Please Print) (Signature)

\_\_\_\_\_  
Owner Name (Please Print) (Signature)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Owner Address: \_\_\_\_\_

Phone (Day): \_\_\_\_\_ (Evening): \_\_\_\_\_

**Mail to: Piney-Z HOA**  
**c/o Lewis Association Property Management, LLC**  
**7113-2 Beech Ridge Trail, Tallahassee, FL 32312**  
**FAX: 850-765-4353 Email: [lewis@lewispm.com](mailto:lewis@lewispm.com)**



**Piney-Z Homeowners Association, Inc.**

**NOTICE TO RUN**

Dear Homeowner:

Resident participation is critical to your Association. At our annual meeting on July 19, 2022, we will be introducing prospective candidates for the vacant Board of Directors in accordance with our bylaws.

If you meet the eligibility requirements and are interested in running for a board position, please fill out the form below and return it by **July 5, 2022**, by **email**, to Linda Guyas, Board Vice President ([pineyznewsletter@gmail.com](mailto:pineyznewsletter@gmail.com)), by **mail** to Piney-Z HOA, c/o Lewis Association Property Management LLC, 7113-2 Beech Ridge Trail, Tallahassee, FL, 32312; or by **email** to [lewis@lewispm.com](mailto:lewis@lewispm.com); or by **fax** to 850-765-4353.

Candidates must be a member in good standing of the Piney-Z HOA and willing to serve a two-year term. These positions are voluntary and board members receive no compensation.

If you decide to run, please introduce yourself to the other homeowners by filling out this form and enclosing a brief statement of introduction. Say a few words on who you are and why you are running. This introduction will be provided to all members present at the meeting.

If you have any questions, please contact management by phone 850-668-1173 or email [lewis@lewispm.com](mailto:lewis@lewispm.com).

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Statement to be included with ballot – brief description of your background and why you want to be a Board member – please limit to 200 words: