

**RE: NOTICE OF SPECIAL MEETING OF THE MEMBERS OF THE VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC. ("Association")**

Dear Unit Owner:

A Special Meeting of the Members (the "Special Meeting") will be held on **WEDNESDAY, SEPTEMBER 27, 2023** at **6:00 P.M.** in the **VILLAGE CLUBHOUSE** located at **7900 CAMINO REAL, MIAMI, FLORIDA 33143**. The purpose of the Special Meeting is for the Members to vote on the following material alterations: (i) whether the Association should change the exterior paint colors of the buildings, roofs, window trims, pop-outs, and accents, as depicted in the rendering enclosed herein; and (ii) whether the Association should remove the corner placard signs containing the building numbers on the exterior corners of the buildings. Collectively the material alterations are hereinafter referred to as the "Painting Project." The Painting Project will be fully funded through the Association's reserves. Please note that a special assessment will **NOT** need to be adopted for the funding of the Painting Project.

In order for the Special Meeting to take place, the presence in person or by Proxy of the Unit Owners having a majority of the total votes is necessary to establish a quorum in order for business to be conducted.

In accordance with Section 718.113(2)(a), Florida Statutes, in order for the Association to proceed with each of the proposed material alterations, the Association must obtain the approval of seventy-five percent (75%) of all of the members of the Association.

Accordingly, we are enclosing a Limited Proxy for the purpose of establishing a quorum for the Special Meeting and for voting. The enclosed Limited Proxy must be signed by the designated Voting Member of the Unit, as explained below. **If you appoint a proxy holder and later decide you will be able to attend the Special Meeting in person, you may withdraw your Proxy when you register at the Special Meeting.**

The enclosed Voting Certificate ("Voting Certificate") is for the purpose of establishing the party who is authorized to vote for a Unit. If a Unit is owned by a corporation or non-corporate entity the person entitled to cast the vote for the Unit shall be designated by a certificate signed by the person having the authority to sign for such entity. A Voting Certificate is not needed if the Unit is owned by one individual. If a Unit is owned by two or more individuals (excluding a husband and wife), the person entitled to cast the vote for the Unit shall be designated in a certificate, signed by all of the recorded owners of the Unit and filed with the secretary of the Association.

**INSTRUCTIONS FOR COMPLETING THE LIMITED PROXY**

1. **Unit Number.** Fill in your unit number in the space provided on the Limited Proxy.
2. **Designate Proxy holder.** If you agree to appoint any of the Association's

directors as your Proxy holder, **YOU NEED NOT ENTER A NAME IN THE BLANK SPACE.** If you wish to appoint a Proxy holder other than one of the Directors of the Association, fill in the name of your designated Proxy holder in the space provided. **(PLEASE MAKE SURE THAT YOUR DESIGNATED PROXY HOLDER WILL BE ATTENDING THE SPECIAL MEETING.)**

3. **Vote.** Vote "FOR" or "AGAINST" the Association (i) changing the exterior paint colors of the buildings, roofs, window trims, pop-outs, and accents; and (ii) removing the corner placard signs containing the building numbers on the exterior corners of the buildings, by checking the appropriate boxes on the Limited Proxy.
4. **Date** the Limited Proxy.
5. **Signature.** The Limited Proxy should be signed by the sole owner of the Unit or by the Voting Member designated on the enclosed Voting Certificate for a Unit owned by two or more individuals (excluding a husband and wife), corporation, or non-corporate entity.
6. **Deliver the Limited Proxy.** Mail or hand deliver the Limited Proxy and the Voting Certificate (if required) to the Association prior to the Special Meeting. **You may also scan and e-mail your Voting Certificate and Limited Proxy to mireya@vkcmiami.com.**

If you should have any questions regarding these procedures, please contact the Association's Management Office at (305) 279-3411. **THANK YOU FOR YOUR ASSISTANCE IN CONDUCTING THE BUSINESS OF THE ASSOCIATION.**

**THE BOARD OF DIRECTORS  
THE VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC.**

DATED this 24 day of August, 2023.

**NOTICE OF SPECIAL MEETING OF THE MEMBERS OF THE  
VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC. ("Association")**

**TO ALL ASSOCIATION MEMBERS:**

**NOTICE IS HEREBY GIVEN**, in accordance with Section 718.112, Florida Statutes, and the Association's By-Laws, that a Special Meeting of the Members (the "Special Meeting") will be held on **WEDNESDAY, SEPTEMBER 27, 2023** at **6:00 P.M.** in the **VILLAGE CLUBHOUSE** located at **7900 CAMINO REAL, MIAMI, FLORIDA 33143**. The purpose of the Special Meeting is for the Members to vote on the following material alterations: (i) whether the Association should change the exterior paint colors of the buildings, roofs, window trims, pop-outs, and accents, as depicted in the rendering enclosed with this notice; and (ii) whether the Association should remove the corner placard signs containing the building numbers on the exterior corners of the buildings. Collectively the material alterations are hereinafter referred to as the "Painting Project." The Painting Project will be fully funded through the Association's reserves. Please note that a special assessment will **NOT** need to be adopted for the funding of the Painting Project.

**AGENDA FOR THE SPECIAL MEETING**

1. Call to order by President.
2. Appointment by President of a Chairman of the Special Meeting.
3. Determination of a Quorum of Members.
4. Proof of Notice of the Special Meeting.
5. Discussion and Vote by Members on whether the Association should (i) change the exterior paint colors of the buildings, roofs, window trims, pop-outs, and accents, as depicted in the rendering enclosed with this notice; and (ii) remove the corner placard signs containing the building numbers on the exterior corners of the buildings.
6. Adjournment.

**THE VILLAGE OF KINGS CREEK  
CONDOMINIUM ASSOCIATION, INC.**

By: Maryam Sedghy

Print Name: Maryam Sedghy

Title: President

Dated this 24 day of August, 2023.

August 24, 2023

Dear Unit Owners,

1. Enclosed are the pictures for you to review and help you vote in favor or against the new colors of the buildings.
2. As you can see, there is another vote, which is to eliminate the corner signs of the buildings and leave ONLY the ones on each entrance. The purpose of this is **first** to save approximately \$20,000 which is the cost of producing and installing the new signs. **Second**, to save money on their maintenance. When these signs break, fade, and get mold every few years they need to be replaced and we will be forced to spend the money AGAIN to purchase new ones. **Third**, we believe that having 10 address signs on each building is an exorbitant amount and totally unnecessary. Having just one large address sign on each main entrance will help us save money and time.

With the high cost and raise of insurance this year as well the skyrocketing prices of everything, it is our desire to save as much as possible for the truly important and required expenditures. These unnecessary corner signs are definitely one expense we can move forward without.

Please cast your vote by sending your proxy and voting certificate (Ivory color papers) as soon as possible. The sooner you respond the sooner we can start painting the buildings! WE CANNOT PAINT UNTIL WE RECEIVE YOUR VOTES.

Thank You,

*Maryam Sedghy*

Maryam Sedghy,  
President and Treasurer

Agosto 24, 2023

Estimados Dueños,

3. Les adjunto las fotos para que las revisen y les ayuden a votar a favor o en contra de los nuevos colores de los edificios.
4. Como pueden ver, hay otra votación, que es para eliminar los letreros de las esquina de los edificios y dejar SOLO los de cada entrada. El propósito de esto es **primero** ahorrar aproximadamente \$20,000, que es el costo de producir e instalar los nuevos letreros. **En segundo lugar**, para ahorrar dinero en su mantenimiento. Cuando estos letreros se rompen, se destiñen y les sale moho cada ciertos años, deben ser reemplazados y nos veremos obligados a gastar el dinero NUEVAMENTE para comprar nuevos. **En tercer lugar**, creemos que tener 10 letreros de dirección en cada edificio es una cantidad exorbitante y totalmente innecesaria. Tener solo un letrero grande de dirección en cada entrada principal consideramos que es suficiente nos ayudará a ahorrar dinero y tiempo.

Con el alto costo y el aumento de los seguros este año, así como los precios disparados del costo de vida, es nuestro deseo ahorrar tanto como sea posible y usar el dinero para los gastos verdaderamente importantes y requeridos. Estos letreros de esquina son definitivamente un gasto que no necesitamos.

Por favor, emita su voto enviando su poder y certificado de voto (papeles de color marfil) tan pronto como sea posible. ¡Cuanto antes respondan, mas rapido podremos empezar a pintar los edificios! NO PODEMOS PINTAR HASTA QUE RECIBAMOS SUS VOTOS.

Gracias

*Maryam Sedghy*

Maryam Sedghy,  
Presidenta y Tesorera

# Current



SW 6340 Baked Clay	SW 6378 Crisp Linen	SW 7006 Extra White			
<b>Accent</b>	<b>Window Trim</b>	<b>Railings</b>			
SW 6380 Humble Gold	SW 6379 Jersey Cream		Roof SW 9183 Dark Clove (IO)	Window Trim SW 7567 Natural Tan	Railings SW 7006 Extra White
<b>Body</b>	<b>Pop-Outs</b>		<b>Pop-Outs</b> SW 7567 Natural Tan	<b>Accent</b> SW 7550 Resort Tan	<b>Body</b> SW 7548 Porico

# Proposed



Building: \_\_\_\_\_; Unit No.: \_\_\_\_\_

**LIMITED PROXY WITH SUBSTITUTION OF NOMINEE  
FOR THE SPECIAL MEETING OF THE MEMBERS OF THE VILLAGE  
OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC. ("Association")**

The undersigned Owner or the Voting Member for Unit No. \_\_\_\_\_ of The Village of Kings Creek Condominium, hereby appoints \_\_\_\_\_ or if no person has been designated in the foregoing space, then any one of the Association's Directors, as my true and lawful Proxy with full powers of substitution to appear for the purpose of obtaining a quorum, to represent and cast my vote in the manner I have specified below and to transact any other business for which this Limited Proxy may be used at the Special Meeting of the Members of the Association to be held on **WEDNESDAY, SEPTEMBER 27, 2023 at 6:00 P.M.** in the **VILLAGE CLUBHOUSE** located at **7900 CAMINO REAL, MIAMI, FLORIDA 33143**. This Proxy shall also be used for all lawful adjournments of such Special Meeting of the Members held within ninety (90) calendar days of the date for which this Special Meeting of the Members was originally called, if any, unless this Proxy is sooner revoked in writing by the undersigned. The proxyholder has the authority to vote and act for me to the same extent that I would if personally present, with the power of substitution, except that my proxyholder's authority is limited as indicated below:

**LIMITED POWERS** FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE BY CHECKING EITHER "FOR" OR "AGAINST" IN THE APPROPRIATE BOXES PROVIDED BELOW:

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Should the Association change the exterior paint colors of the buildings, roofs, window trims, pop-outs, and accents, to be fully funded through the Association's reserves (NO SPECIAL ASSESSMENT WILL BE NECESSARY), as shown in the rendering I/we acknowledge receiving with this Limited Proxy?

**FOR – APPROVE** changing the exterior paint colors of the buildings, roofs, window trims, pop-outs, and accents

**AGAINST – REJECT** changing the exterior paint colors of the buildings, roofs, window trims, pop-outs, and accents

2. Should the Association remove the corner placard signs containing the building numbers on the exterior corners of the buildings, to be fully funded through the Association's reserves (NO SPECIAL ASSESSMENT WILL BE NECESSARY)?

**FOR – APPROVE** removing the corner placard signs containing the building numbers on the exterior corners of the buildings

**AGAINST – REJECT** removing the corner placard signs containing the building numbers on the exterior corners of the buildings

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Signature of Owner or the Designated Voting Member for a Unit owned by two or more individuals (excluding a husband and wife), corporation, or non-corporate entity.

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

**DO NOT COMPLETE THIS SECTION.** This section is only to be filled in by the proxy holder if he or she wishes to appoint a substitute proxy holder.

**SUBSTITUTION OF PROXY**

The undersigned, who is named on the above proxy, does hereby designate \_\_\_\_\_ to act as substitute proxy as set forth above.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
PROXY SIGNATURE

**VOTING CERTIFICATE**

To: THE VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC. ("Association")

THIS IS TO CERTIFY that the undersigned, consisting of the record unit owner(s) of Unit No. \_\_\_\_\_,

designate(s): \_\_\_\_\_

**PRINT Name of ONLY ONE Voting Representative (who MUST be a Co-Owner of the Unit if the Unit is owned by two or more individuals (excluding a husband and wife), or the designated representative if the Unit is owned by a corporation or non-corporate entity).**

as the representative to cast all votes and to express all approvals that such owner(s) may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium, the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (I) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative **(NOT A THIRD PARTY INDIVIDUAL)**.
- (II) Unit owned by a corporation - A Voting Certificate is required designating person entitled to vote, signed by the properly designated officer(s) of the respective legal entity.
- (III) Unit is owned by non-corporate entity – A Voting Certificate is required designating the individual entitled to vote for such non-corporate entity such as a partnership, trust or limited liability company and should be executed by the person having the authority to sign for such entity.
- (IV) Unit owned by John Jones. No voting certificate required, but requested for signature verification.

This Certificate is made pursuant to the Declaration of Condominium and the By-Law and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED the \_\_\_\_ day of \_\_\_\_\_, 2023.

**SIGNATURES FOR UNITS OWNED BY TWO OR MORE INDIVIDUALS (EXCLUDING A HUSBAND AND WIFE)**  
**– MUST BE EXECUTED BY ALL RECORD OWNERS**

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

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
Print Name

**SIGNATURE FOR ENTITY OWNERS**  
**(Corporation or Non-Corporate Entity)**

Name of Entity: \_\_\_\_\_

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

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

Title: \_\_\_\_\_

**NOTE: THIS FORM IS NOT A PROXY AND SHOULD NOT BE USED AS SUCH. PLEASE BE SURE TO DESIGNATE A DULY AUTHORIZED REPRESENTATIVE OF THE ENTITY OWNER OF THE UNIT AS THE VOTING MEMBER. IF YOU HAVE ALREADY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE YOUR DESIGNEE, NO NEW CERTIFICATE NEED BE FILED.**