



Management Office
7711 Camino Real
Miami, Florida 33143-7101
Telephone (305) 279-3411
Fax (305) 271-5952

NOTICE OF BUDGET ADOPTION MEETING OF THE BOARD OF DIRECTORS OF VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC. (“Association”)

TO ALL ASSOCIATION MEMBERS:

Notice is hereby given in accordance with the Association’s By-Laws and Florida law that a meeting of the Board of Directors to consider and adopt the Association’s Budget for the fiscal year commencing January 1, 2024 will be held on **Wednesday, November 15, 2023 at 7:00 p.m.** at The Village Clubhouse, 7900 Camino Real, Miami, Florida 33143. Enclosed please find a copy of the proposed Budget for the fiscal year commencing January 1, 2024.

AGENDA FOR BOARD OF DIRECTORS BUDGET ADOPTION MEETING

1. Call to order by the President.
2. Establishment of a quorum of Directors.
3. Proof of Notice of the Meeting.
4. Consideration and vote on adoption of the Budget for the fiscal year commencing January 1, 2024.
5. Ratification of Stacey L. Wood, C.P.A from Standlee LLC, as the Association’s Independent Auditor for fiscal year ending December 31, 2024.
6. Adjournment.

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

By: Maryam Sedghy
Title: President

DATED this 31 day of October, 2023.



Management Office
7711 Camino Real
Miami, Florida 33143-7101
Telephone (305) 279-3411
Fax (305) 271-5952

NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND BOARD OF DIRECTORS ORGANIZATIONAL MEETING

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws and Section 718.112, Florida Statutes, that the Annual Meeting, Election of Directors and Board of Directors Organizational Meeting will be held on WEDNESDAY, NOVEMBER 15, 2023 at 7:30 P.M. in the Village Clubhouse, 7900 Camino Real, Miami, Florida 33143. A Board of Director's Organizational Meeting will be convened immediately following the Annual Meeting.

A. AGENDA FOR ANNUAL MEETING/ELECTION OF DIRECTORS

1. Welcome and Call to Order; Roll Call.
2. Determination of Quorum.
3. Proof of Notice of Annual Meeting.
4. Appointment by the President of Chairperson of Annual Meeting.
5. Introduction of Impartial Ballot Counting Committee.
6. Election of Directors.
 - a) Determination that at Least Twenty Percent (20%) of the Eligible Voters Have Cast Ballots in Order to Have a Valid Election.
 - b) Removal of the Ballots from the Inner Envelopes and the Counting of the Votes in the Presence of the Unit Owners to Elect the Directors to the Board.
 - c) Announcement of Directors Elected to the Board.
7. Approval of Minutes of Annual Meeting.
8. Unfinished Business (None).
9. New Business (None).
10. Adjournment.

B. AGENDA FOR BOARD OF DIRECTORS ORGANIZATIONAL MEETING

1. Call to Order.
2. Certification of Quorum.
3. Proof of Notice of Organizational Meeting.
4. Unfinished Business - (none).
5. New Business.
 - a. Discussion and Vote on the Appointment of Director (in the event a vacancy exists).
 - b. Discussion and Vote on maintaining the Board of Director's Staggered Terms.
 - c. Discussion and Vote on Appointment of Officers.
 - d. Discussion and Vote of Designation of Bank Signatories.
6. Adjournment.

THE VILLAGE OF KINGS CREEK
CONDOMINIUM ASSOCIATION, INC.

By: Maryam Sedghy

Title: President

Dated this 31 day of Oct., 2023



Management Office
7711 Camino Real
Miami, Florida 33143-7101
Telephone (305) 279-3411
Fax (305) 271-5952

SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND BOARD OF DIRECTORS BUDGET\ORGANIZATIONAL MEETING

Dear Unit Owner:

Second Notice is hereby provided that the Annual Meeting and Election of Directors of **THE VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC.** will be held on **WEDNESDAY, NOVEMBER 15, 2023, at 7:30 p.m.**, at **The Village Clubhouse, 7900 Camino Real, Miami, Florida 33143**. Immediately following the Annual Meeting and Election of Directors, a Board of Directors' Budget\Organizational Meeting will be held for the purpose of electing officers and approving the 2024 Budget and to conduct such other business. **Enclosed, please find a copy of the Agenda pertaining to the Annual Meeting, Election of Directors and the Board of Directors' Budget\Organizational Meeting along with a copy of the proposed 2024 Budget.**

At the Annual Meeting, the unit owners shall be electing persons to fill ten (10) Directors' positions on the Board. The six (6) candidates with the highest number of votes will sit for two (2) years terms and the next four (4) highest candidates will sit for one (1) year terms. In accordance with the provisions of Chapter 718, Florida Statutes (the "Condominium Act"), the Election of Directors shall be by written Ballots and no Proxies may be used in connection with the Election. While a quorum of members is not required in order for the Election to be conducted, at least twenty percent (20%) of the eligible voters must cast votes in order to have a valid Election.

The enclosed Voting Certificate is for the purpose of establishing the party who is authorized to vote for a Unit owned by more than one person, a corporation or other entity. If a Unit is owned by one person, that person's right to vote shall be established by the roster of members. If a Unit is owned by more than one person, those persons (including married couples) shall decide among themselves as to who shall cast the vote for the Unit and designate that person on a Voting Certificate. In the event that those persons cannot so decide, no vote shall be cast. A person casting a vote for a Unit shall be presumed to have the authority to do so unless the President or the Board of Directors is otherwise notified. If a Unit is owned by a corporation, partnership, limited liability company, trust or any other lawful entity, the person entitled to cast the vote of the Unit shall be designated by a Voting Certificate signed by an appropriate officer of the corporation or authorized individual of a partnership, limited liability company, trust or any other lawful entity and filed with the Secretary of the Association. Those certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Unit concerned. **Please follow the instructions for execution set forth on the enclosed Voting Certificate.**

INSTRUCTIONS FOR VOTING FOR ASSOCIATION BOARD OF DIRECTORS:

Voting for the Election of the Board of Directors will be by written ballot. Enclosed please find a Ballot with an alphabetical list of the candidates for the ten (10) Directors' positions and information sheets submitted by the candidates describing their qualifications.

- 1) The enclosed Ballot lists all candidates for the Board of Directors of The Village of Kings Creek Condominium Association, Inc.

2) Mark in the spaces provided to vote for **no more than ten (10) candidates** of your choice to serve on the Board of Directors of **The Village of Kings Creek Condominium Association, Inc. (YOU MAY ONLY VOTE FOR UP TO TEN (10) CANDIDATE(S) OR YOUR BALLOT WILL BE VOID.)**

3) The completed Ballot must be inserted into the small envelope marked "**BALLOT**" and the envelope must be sealed. **DO NOT INSERT MORE THAN ONE BALLOT PER ENVELOPE. DO NOT SIGN THE BALLOT.** Do not in any way mark the envelope or the Ballot other than with your votes.

4) Place the smaller sealed "**BALLOT**" envelope into the larger self-addressed ballot reply envelope and seal the larger envelope. Once sealed, **please complete the reverse side of the larger outer envelope by printing your name, filling in your Unit Number, and dating and signing where indicated.** The completed Ballot must be mailed or hand-delivered to The Village of Kings Creek Condominium Association, Inc., 7711 Camino Real Miami, Florida 33143. The original Ballots must be received by the Association no later than 7:30 p.m. on **November 15, 2023**, in order to be counted in the election.

5) In accordance with the Condominium Act, upon receipt by the Association, no Ballot may be rescinded or changed.

6) Any member entitled to vote for more than one unit **must execute a separate Ballot for each vote cast and must place the Ballot in separate "BALLOT ENVELOPES"**.

FAILURE TO COMPLY WITH THE INSTRUCTIONS SET FORTH ABOVE MAY RESULT IN YOUR BALLOT BEING INVALIDATED. THE BALLOT IS TO BE PLACED IN THE ENVELOPE MARKED "BALLOT" AND THEN THE ENVELOPE MARKED "BALLOT" IS TO BE PLACED IN THE LARGER SELF-ADDRESSED BALLOT REPLY ENVELOPE WHICH CONTAINS SPACES TO PRINT YOUR UNIT NUMBER AND TO PRINT AND SIGN YOUR NAME.

The envelopes received by the Association containing the Ballots shall not be opened until the Election. If you should have any questions regarding these procedures, please contact the Association's Property Manager, Mireya Villaverde at (305) 279-3411. **THANK YOU FOR YOUR ASSISTANCE IN CONDUCTING THE BUSINESS OF THE ASSOCIATION.**

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

By: *Maryam Sedghy*
Maryam Sedghy, President

Posted: Oct. 31, 2023