NOTICE

Notice is hereby given to all Members of the community that the Annual Meeting of the Members of Lakeshore Club of Polk County Homeowners Association, Inc. will be held, and that a vote for the election of Directors will take place at that meeting. The meeting will be held on the following date, time, and location:

DATE: December 8, 2026

TIME: 11:00 a.m.

PLACE: Lakeshore Club Town Center Auditorium

AGENDA

1. Call to Order and Determination of Quorum
2. Proof of Notice of Meeting
3. Approval of Previous Meeting Minutes
4. Reports of Officers
5. Committee Reports
6. Unfinished Business
7. Nominations from the floor / Close nominations
8. Recess for Vote Counting
9. Announcement of Election Results
10. Adjournment

VOTING IN THE ELECTION OF DIRECTORS

Voting Instructions

All votes must be cast by Ballot, Proxy or electronic voting. Only registered owners or authorized proxies may vote.

1. The attached ballot lists all eligible candidates for the Board. Candidate information sheets are also enclosed as provided by each candidate.

2. Vote for no more than five (5) candidates. Ballots with more than five selections will be invalid.
3. Place your completed ballot in the BLUE ENVELOPE and seal it. Do not write or mark anything on the blue envelope.
4. Insert the sealed blue envelope into the WHITE ENVELOPE, then write your name, unit number, and signature on the outside. Unsigned white envelopes will not be counted.
5. Deliver or mail your completed ballot to the address below before the meeting begins on December 8, 2026, at 11:00 a.m. to the following address: Lakeshore Club of Polk County HOA P.O. BOX 8777, Lakeshore, Fl, 33854
6. Owners of multiple units must submit a separate ballot and envelope for each unit. Only one (1) vote is allowed per unit.
7. If voting by proxy, fill out signed proxy form first. Then include with this proxy letter, the ballot, blue envelope and white mailing envelope to the person voting for you. If you are voting electronically, any other form of vote will be null and void

DATED AND MAILED: November 10, 2025

(Not less than 14 days and not more than 30 days prior to the date of the meeting)

Lakeshore Club of Polk County Homeowners Association, Inc.
Vladimir Lopez Arismendi - Manager
Lakeshore Club of Polk County HOA

AVISO

Por medio del presente se notifica a todos los miembros de la comunidad que se celebrará la Asamblea Anual de los Miembros de Lakeshore Club of Polk County Homeowners Association, Inc., en la cual se llevará a cabo la votación para elegir a los directores. La reunión se celebrará en la siguiente fecha, hora y lugar:

FECHA: 8 de diciembre de 2026

HORA: 11:00 a. m.

LUGAR: Auditorio del Town Center de Lakeshore Club

ORDEN DEL DÍA

1. Apertura de la reunión y verificación del quórum
2. Constancia de la notificación de la reunión
3. Aprobación del acta de la reunión anterior
4. Informes de los directivos
5. Informes de los comités
6. Asuntos pendientes
7. Nominaciones desde la asamblea / Cierre de nominaciones
8. Receso para el conteo de votos
9. Anuncio de los resultados de la elección
10. Clausura de la reunión

VOTACIÓN PARA LA ELECCIÓN DE DIRECTORES

Instrucciones para votar

Todos los votos deberán emitirse mediante papeleta de votación, poder de representación o voto electronico. Solo podrán votar los propietarios registrados o sus representantes debidamente autorizados.

1. La papeleta adjunta incluye a todos los candidatos elegibles para la Junta Directiva. También se adjuntan las hojas informativas de los candidatos, según las haya proporcionado cada uno.
2. Vote por un máximo de cinco (5) candidatos. Las papeletas que tengan más de cinco selecciones serán inválidas.
3. Coloque su papeleta completada dentro del SOBRE AZUL y ciérrelo. No escriba ni haga ninguna marca en el sobre azul.

4. Introduzca el sobre azul cerrado dentro del SOBRE BLANCO y escriba en la parte exterior su nombre, número de unidad y firma. Los sobres blancos sin firma no serán contabilizados.
5. Entregue o envíe por correo su papeleta completada a la dirección indicada a continuación antes del inicio de la reunión, el 9 de diciembre de 2025 a las 11:00 a. m.: Lakeshore Club of Polk County HOA, P.O. BOX 8777, Lakeshore, FL 33854.
6. Los propietarios de varias unidades deberán presentar una papeleta y un juego de sobres por separado para cada unidad. Solo se permite un (1) voto por unidad.
7. Si vota mediante poder de representación, primero complete y firme el formulario de poder. Luego entregue a la persona que votará en su nombre dicho poder, la papeleta, el sobre azul y el sobre blanco para envío por correo. Si usted ya ha votado electronicamente ningun otro voto efectuado sera valido.

FECHA DE EMISIÓN Y ENVÍO: 10 de noviembre de 2025
(No menos de 14 días ni más de 30 días antes de la fecha de la reunión)

Lakeshore Club of Polk County Homeowners Association, Inc.
Vladimir Lopez Arismendi - Administrador
Lakeshore Club of Polk County HOA

LAKESHORE CLUB OF POLK COUNTY HOA
ANNUAL MEETING - AUDITORIUM
AGENDA
Tuesday 12/08/2026 – Martes 12/08/2026
11:00 AM

1. **Call to Order and Determination of Quorum / Llamada al Orden y Determinación de Quórum**
2. **Proof of Notice of Meeting / Prueba de Aviso de Reunión**
3. **Approval of the Minutes of Previous Meeting / Aprobación de Actas de las reuniónes Anteriores**
4. **Officers' Reports / Informe de los Oficiales**
5. **Committee Reports / Informes de los Comités**
    - **Elections Committee (Chris Purdy) / Comité de Elecciones (Chris Purdy)**
    - **Activities Committee (Amaris Fabre) / Comité de Actividades (Amaris Fabre)**
    - **Architectural Board Committee (Ruth Ann Godden) / Comité de la Junta Arquitectónica (Ruth Ann Godden))**
    - **Fines Committee (Rafael Rodriguez) / Comité de Multas (Rafael Rodriguez)**
    - **Memorial Committee (Emileen Sincup) / Comité de Memoriales (Emileen Sincup)**
    - **Thrift Store Committee (Roberta Liedl) / Comité de la Tienda de Segunda Mano (Roberta Liedl)**
6. **Unfinished Business / Asuntos Pendientes**
7. **Nominations from the Floor / Closing of Nominations / Nominaciones en el Piso Cierre de Nominaciones**
8. **Recess for Vote Counting / Receso para Conteo de Votos**
9. **Election Results / Resultado de las Elecciones**
10. **Adjournment / Cierre de la Asamblea**

Miguel Fabre
President

LIST OF CANDIDATES

Salvatore Cataldo
Jose de la Cruz
Miguel Fabre
Victor Figueroa
Maribel Lein
Yolanda O'Neill
Glen Allen Swearengin
James Darrel Wilson

Dear Fellow Lakeshore Neighbors,

I am writing to express my candidacy for the Board of Directors for the 2026–2027 term. As a fellow homeowner, I deeply value our community and care about preserving both the quality of life in Lakeshore and the financial well-being of every resident.

We are currently facing significant projects and decisions that impact all of us. Navigating projects of this magnitude requires careful oversight, fiscal responsibility, and strong collaboration.

If elected to the Board, my core priorities will be:

Transparency: I believe in open communication regarding community decisions, financial planning, vendor selection, and project updates.

Compassion for Neighbors: Major assessments and ongoing projects place a real financial and personal burden on residents. I will advocate for practical, empathetic solutions that protect property values while respecting the financial realities of our community members.

Collaborative Leadership: Addressing major infrastructure needs demands teamwork. I am committed to working productively alongside fellow board members, management, contractors, and homeowners to ensure projects are executed efficiently and cost-effectively.

Thank you for your consideration, and I look forward to working together for Lakeshore.

Warm regards,

Glen Swearengin

RECEIVED
OCT 28 2026

Maribel Lein

Medical Research Regulatory Administrator



Let's Continue the Work We Started

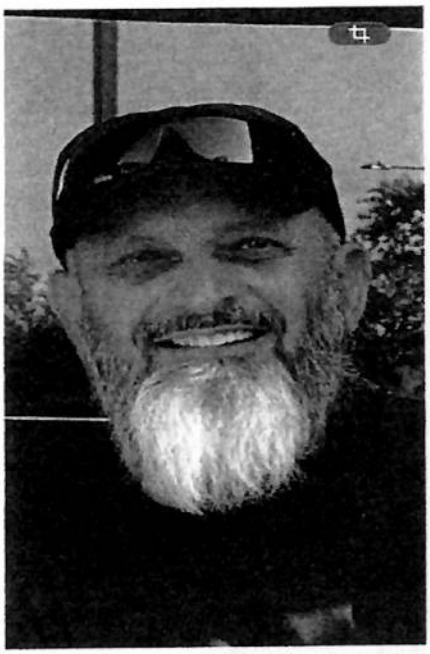
Once again, I am submitting my name as member of the Board for 2027. We have during the last past years successfully implemented important changes in the administration of our HOA and many of those changes can be seen others have to do with the administration process itself.

The year before last our commitment was to" Make a Change" in the administration of our HOA. I am pleased with the work and effort provided by all the BOD team.

I need your vote with my pledge that we will Continue the Work We Started.

Let's Achieve the Goal. What is the main goal for this year? THE SEWER SYSTEM

RECEIVED
OCT 29 2026



I would like to take this opportunity to introduce m self to all the residents in Lakeshore Villas Community. My name is Tomas Arguinzoni (Tony).

I just recently move here from here from the State of Illinois with my lovely wife.

Since 2017 I have visited each summer Lakeshore and have learn that is great place to live and has a enjoyable community. Now as a owner I am happy to said that I am part of this community.

For the past 45 years I have work in construction in the State of Illinois. I was able to work in new homes and also doing remodeling. During that time, I was able to work in collaboration with inspectors from the City of Chicago for many years. During those years I was able to enjoy my work and gain a lot of experience.

I would like to bring my Knowledge and experience to our community. I can collaborate and help our community for it to continues to grow and develop in all areas. I am willing help and collaborate in my best way offering my respect and my abilities.

Thank you for the opportunity
Sincerely, Tomas Arguinzoni

RECEIVED
OCT 27 2026

Jose De La Cruz

Business Owner



I would like to ask for your vote as a Board Member for 2027. I pledge to continue transparency and commitment with you this year.

Thank you for your support to me the year before last. Hoping that I can, with your support, serve you and our community.

Let's Continue with the Change!

RECEIVED
OCT 29 2026

MIGUEL J. FABRE RAMÍREZ
RETIRED SUPERIOR COURT JUDGE



"Let's continue the work we started."

Greetings to all my friends and fellow residents of Lakeshore Club Villas.

Once again, I appear before you to offer my services as Member of the Board of Directors for the Homeowners Association of Lakeshore Club Villas. We need to continue the work we started two years ago. Finally, we have been able to verify and complete the external audits and pay the taxes owed since 2022. Now we are in the process of the reconstruction and replacement of our roofs. This process is scheduled to be finalized between December and the beginning of January. This was required by our insurance company as our roofs had exceeded their life span of 15 years due to our Florida climate.

During these next weeks we will begin again the process with the USDA to apply for a loan that would allow us to replace our sewer system. This process had been initiated some years ago, but the external audits and the tax filings were not completed. For such reasons it is necessary to start it over. Personnel from Gold Coast have assured us they will assist in this process. Our sewer system has more than 65 years of service and requires replacement to extend the life of our infrastructure.

In the same manner that we have worked during the past two years I offer myself to continue. We need competent people that can assume their obligations as members of the Board of Directors. The Boards are created by Law with specific rules that must be followed. It is not an easy task. It requires knowledge, dedication, patience, time, effort, commitment and much more.

I have experience and have shown during these past two years that I can help run this HOA like the corporation it is, for its 500 shareholders that we all are.

I owe special gratitude to the members of the boards that have been with me during these years without who would have been more difficult to do all we accomplished.

I am willing and I want to continue working towards our community becoming a better place to live.

I am counting on all of us working together to make life better at Lakeshore Club Villas.

Miguel J. Fabre Ramírez

RECEIVED
OCT 29 2026

Yolanda O'Neill

Retired Human Resources PPL Utility Company



Let's Continue the Work We Started

Warm regards, I once again submit my name as a candidate for the 2027 Board of Homeowners Association of Lakeshore Club Villas.

We still have more to do. For this reason, I am asking for your vote and support to continue the labor that we started.

I am pleased with the work and effort provided by all the BOD team.

Let's work together to Achieve the Goal! What is the main goal for this year? THE SEWER SYSTEM

RECEIVED
OCT 24 2026



Live in Lake Shore

for 16 years



JAMES (DARRELL) WILSON

HOA BOARD OF DIRECTORS CANDIDATE

Lake Shore Condominiums

FINANCIAL ACCOUNTABILITY • COST CONTROL • COMMUNITY KNOWLEDGE

PROFESSIONAL SUMMARY

Business owner, operations manager, former board member, and railroad safety professional with experience in business operations, financial oversight, construction, property maintenance, and contractor coordination. Previously served on the Kent Wood Park Board of Directors in Plant City, Florida, where I identified more than $50,000 in misallocated funds and helped redirect funds toward more beneficial uses. My prior work in Lake Shore Condominiums' Maintenance Department gives me firsthand knowledge of the community's grounds and day-to-day operations. I want to help identify revenue opportunities, eliminate unnecessary expenses, improve efficiency, and protect homeowners' investments through responsible, transparent decision-making.

BOARD EXPERIENCE

Board of Directors Member — Kent Wood Park, Plant City, Florida

- Identified more than $50,000 in funds that had been misallocated.
- Helped adjust and redirect funds toward more beneficial uses.
- Contributed a focus on financial accountability and responsible resource allocation.

PROFESSIONAL EXPERIENCE

Railroad Safety Professional — Current Position

- Provide safety oversight for railroad workers and help protect train operations from risks associated with contractor activities.
- Manage and coordinate contractors performing work on railroad rights-of-way.
- Apply risk awareness, operational coordination, and safety-focused decision-making.

Owner-Operator — Bar and Restaurant Business

- Managed day-to-day business operations, customer service, and operating responsibilities.
- Gained practical experience in expense management and business sustainability.

Owner — Concrete Pumping Business

- Managed operations in a specialized construction services business, including equipment, scheduling, operating costs, and service delivery.

Owner — Construction Company

- Managed construction business operations and developed practical knowledge of construction, project coordination, maintenance, and cost awareness.

Manager — Trucking Company

- Managed transportation operations, operational coordination, and day-to-day problem-solving.

Maintenance Professional — Lake Shore Condominiums

- Worked in the community's Maintenance Department and became familiar with the grounds, property features, maintenance needs, and daily operations.
- Developed practical insight into common-area upkeep and long-term property preservation.

CORE QUALIFICATIONS

Financial oversight • Revenue opportunities • Cost control • Business operations • Contractor coordination • Safety and risk awareness • Construction and maintenance • Operational efficiency • Community knowledge

BOARD PRIORITIES

Financial responsibility and revenue: Explore realistic ways to generate additional revenue and make better use of association resources.

Waste reduction and cost control: Review expenses and service arrangements to identify savings without compromising quality, safety, or maintenance.

Property maintenance: Use firsthand community knowledge to help prioritize maintenance and support long-term property preservation.

Contractor oversight and safety: Promote clear expectations, appropriate oversight, and responsible project coordination.

Transparency and accountability: Support well-informed financial decisions, responsible use of association funds, and clear communication with homeowners.

COMMITMENT TO THE COMMUNITY

I believe an effective HOA Board should protect homeowners' investments, manage association resources responsibly, and make decisions that benefit the community as a whole. I would welcome the opportunity to contribute my business experience, financial oversight, contractor management, safety perspective, and knowledge of Lake Shore Condominiums to help improve efficiency, reduce unnecessary waste, and maintain a community we can all be proud of.

October 25, 2026

Hi, I would like to tell you a little bit about me, my name is Salvatore Cataldo, I have 2 daughters and 5 grandchildren I was born in Italy and my family moved to Canada when I was 5 years old, I worked as a computer technician for 25 years in Toronto Canada, and ran a General Store. After moving to Florida in 2005 I worked for Hotwire Electric installing and repairing backup generators for homes, then in aviation for Pac Seating as a Seat Technician, then for Pursuit Boats as a Harness Manufacturing Technician, I am presently working full time at Fedex started as a Maintenance Technician five years ago and for the past two years I have moved to a Maintenance Service Representative position. I designed a commercial building with living quarters on the second floor and was the contractor I subcontracted work and did a lot of work myself as an owner builder. I have managed properties and businesses I enjoy and value spending time with family and friends, I like doing handyman work myself, I like to travel but I also like my quiet time.

Salvatore Cataldo
Oct 25/2026

LAKESHORE CLUB OF POLK COUNTY
HOMEOWNERS ASSOCIATION, INC.

PROXY

Name of Unit Owner:
Nombre del Dueno de la unidad

Unit #
Unidad

Name and address of Proxyholder (Person Voting for you) [NOTE: if no name is written, the Secretary of the Association shall act as your proxyholder]:
Nombre y dirección de su representante (Persona que votará por usted). [NOTA: si no hay un nombre escrito, el Secretario de la Asociacion actuará como su representante.

Name:
Nombre
Address: _____
Dirección

The EFFECTIVE DATE of this Proxy is from the date signed below to the election on **December 8, 2026, at 11:00 a.m., to be held at the Lakeshore Club Town Center Auditorium. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:**
La fecha de efectividad de este Poder es desde la fecha firmada a continuación hasta la elección el 8 de diciembre del 2026, a las 11:00a.m. que se realizará en el Auditorio. El representante tiene la autoridad de votar y actuar en mi nombre en la misma medida en que lo haría, si estuviera presente personalmente, con poder de sustitución, excepto que mi apoderado esta limitado como se indica a continuación:
GENERAL POWERS (You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.
PODERES GENERALES (Usted puede elegir otorgar poderes generales, poderes limitados o ambos) Marque "Poderes Generales" si usted desea que su apoderado vote en otros asuntos que surjan en la asamblea y para la cual un poder limitado no es requerido.
_____ **I authorize and instruct to use my proxy on his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.**
Yo autorizo e instruyo mi apoderado para usar su major juicio en los demas asuntos que propiamente surjan ante la asamblea y para los cuales se puede usar un poder general.

LIMITED POWERS (For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below).
PODERES LIMITADOS (Para que su voto sea contado en el siguiente tema, usted debe indicar su preferencia en el blanco abajo).
_____ **I specifically authorize and instruct my proxyholder to cast my vote.**
Yo especificamente autorizo e instruyo mi apoderado a emitir mi voto.
The **undersigned Unit Owner** hereby appoints the **above-named Proxy** to act on their behalf on the above issues, within the prescribed time limit.
El propietario de la unidad que firma aprueba el Poder mencionado anteriormente para que actue en su nombre en los asuntos anteriores dentro del límite de tiempo prescrito.

Signature
Firma _____

Print Name _____
Nombre en letra de molde

Address
Dirección _____

Date _____
Fecha