

WOODLAND PLACE OF TALLAHASSEE  
HOMEOWNERS ASSOCIATION, INC.

7113 Beech Ridge Trail, Suite 2, Tallahassee, FL 32312  
Office: 850-688-1173 Email: [manager@lewispm.com](mailto:manager@lewispm.com)

October 9, 2023

Dear Owner:

As you should be aware, a motion to reconvene the Annual Membership Meeting was approved to allow those owners who have not yet had a chance to vote on the Proposed Amended Declaration the chance to do so.

**The reconvened meeting will be on Tuesday, October 24, 2023, beginning at 6:00 PM at Anderson, Givens & Fredericks, P.A, 1689 Mahan Center Blvd, Suite B, Tallahassee, FL 32308.** You may also attend via zoom at the zoom link provided herein.

For those that have not yet submitted a proxy or wish submit an updated proxy, you are being asked to approve the Proposed Amended Declaration and Covenant, Conditions and Restrictions for Woodland Place (herein "Proposed Amended Declaration"). Your Board, Management and the Association's legal counsel have worked on these restrictions for the last year to eliminate obsolete developer references and any unnecessary, confusing, or contradictory language. The Proposed Amended Declaration has also been updated as necessary to comply with state law and to incorporate the prevailing practices of HOA governance and operation. In addition, the Proposed Amended Declaration closes holes and deficiencies in our architectural review process. The Association believes that you will agree that this amended document will better preserve the property values and quality of life in Woodland Place.

In addition, the Association's legal counsel will address several post-turnover matters involving the Declarant, as provided on the enclosed agenda.

**YOUR BOARD OF DIRECTORS URGES A YES, FOR VOTE TO APPROVE THE PROPOSED AMENDED DECLARATION AND COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOODLAND PLACE.**

**PLEASE CONTACT MANAGEMENT IF YOU NEED AN ADDITIONAL EMAILED COPY OF THE PROPOSED AMENDED DECLARATION.**

Sincerely,  
*Board of Directors for  
Woodland Place of Tallahassee  
Homeowners Association, Inc.*

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# WOODLAND PLACE OF TALLAHASSEE HOMEOWNERS ASSOCIATION, INC.

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## RECONVENED ANNUAL MEMBERSHIP MEETING

**NOTICE IS HEREBY GIVEN** in accordance with the Bylaws of the Association and Florida's Homeowners' Association Act, that the annual meeting of the members will be held on the following date, time, and place.

**Date:** Tuesday, October 24, 2023  
**Time:** 6:00 P.M.  
**Place:** Anderson, Givens & Fredericks, P.A  
1689 Mahan Center Blvd, Suite B, Tallahassee, FL 32308

You may also attend via Zoom at the link below. However, please note that you cannot vote via Zoom. If you wish to vote on the Proposed Amended Declaration, you **must** complete and return the enclosed Limited Proxy Ballot.

<https://us02web.zoom.us/j/84039251989?pwd=aWFpZEF6d3hla0pnQ1YwQmd4OVF2dz09>

Meeting ID: 840 3925 1989  
Passcode: 046093

### MEMBERS MEETING AGENDA - RECONVENED

1. Call to Order by President
2. Determination of a Quorum
3. Confirmation of Proper Notice
4. Consider Approval of Prior Minutes
5. Officer Reports
6. New Business
  - a. Consider approval of Proposed Amended Declaration. *See enclosed text*
  - b. Discussion on Fence/Easement Issue
  - c. Pond Update
  - d. Large Trees – March Road
7. Owner Comment
8. Call to Adjourn

**Dated: October 9, 2023**