

November 24, 2025

Via Certified Mail 7014 0510 0001 1704 4069

Board of Directors
Crystal Key at Woolbright Place Homeowners Association, Inc.
C/O Southern Shores Management Inc.
6801 Lake Worth Road, Suite 350
Greenacres, FL 33467

RE: Rescheduling of Annual Meeting of the Members

Dear Board Members,

As a Member of the Crystal Key at Woolbright Place Homeowners Association (HOA) I am requesting the Members Meeting Rescheduling I attempted to make at the November 13, 2025 Annual Meeting of the Members, under Article VII Section 1.D. of the Bylaws. The request is for a Rescheduling of the Meeting to December 18, 2025 at the same time and place, 7 PM at the Association Pool.

We will need Notice of the Meeting Reschedule at least 14 days in advance, in accordance with F.S. 720.306 (5) or to have the Rescheduled Meeting set for a later date and will be subject to further requests for a reschedule if a Quorum of Members is not achieved.

The limited requirements of the Nomination Committee to inform the Board Members of nominations for any candidates and vacancies to be filled, is not authority for the Board to withhold that information from Members who request such information. The failure to disclose requested information on candidates and vacancies to be filled, at the Members Meeting, interfered with my rescheduling request and hence is interference with the Members Voting in the Election of Directors. Such election interference is very simply a violation of general standards for directors.

F.S. 617.0830 General standards for directors.—

- (1) A director shall discharge his or her duties as a director, including his or her duties as a member of a committee:
 - (a) In good faith;
 - (b) With the care an ordinarily prudent person in a like position would exercise under similar circumstances; and . . .

Remedy of this matter is urgent as, in addition to election interference, one of the candidates appointed appears to have conflicts of interest per F.S. 720.3033 (3) and I would like to know if he has disclosed them. A review of the LinkedIn internet page of one of the Board Appointments shows he may have serious conflicts of interest in a problematic contract he signed with Comcast

while previously a board member. He appears to have obtained very lucrative employment with the business partners of Comcast and is involved in Cyber Security.

Let me make it clear that I believe I can speak for most Members of the HOA that we do not want Unelected Board Members with Special Interests operating the HOA. We do not need seven Board Members for 84 Members. The Board has not shown good faith in forming Committees and establishing effective communications with the Members to get things done, such as a quorum for voting at the Members Meeting. Property Management spoke to having an online community forum and email distribution by July of 2025 that never manifested. Who is controlling the information flow here and why?

I further believe that the Special Interest of certain Board Members has been and is the main cause of the excessive backlog of delayed maintenance items we have, that are actually debt, including essential maintenance for the berm, that must be addressed in good faith. Such Special Interest holders are divisive. I have been told that HOA funds are being used to get legal opinions I believe have been used to undermine the homeowners' rights and shirk fiduciary duties to uphold the Covenants, causing more bad faith, debt and non-compliance with State Statutes. Statutes have been revised to address such inappropriate activities and have most likely made such opinions obsolete. The Attorney/Client privilege is limited and has been violated, making the opinions subject to disclosure as has been requested and wrongly denied.

Fair elections are essential to remedy these problems. I am looking forward to your timely response making that happen.

Gratefully,



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