



May 27, 2025

Re: **Willow Wood Village Homeowners Association, Inc.**
Electronic Voting

Dear Owners,

DeSantis Community Management is pleased to have been serving as your Property Management partner since April 2024.

Electronic Voting offers a convenient method for casting your “ballot” (for the Annual Meeting and the election of the Board of Directors or any time a ballot is needed to amend our documents) that can be accomplished from the comfort of your living room. Please see attached “Backgrounder” page for additional information.

The Advantages of Electronic Voting for Homeowners’ Associations

Implementing electronic voting can address many of the limitations of traditional methods and offers additional benefits that streamline the election process. Some of the ways electronic voting can benefit homeowners’ associations include:

1. Easier Quorum Requirements and Potential for Higher Participation Rates
2. Convenience for Voters
3. Improved Accuracy in Counting
4. Enhanced Security and Secure Authentication
5. Cost and Time Savings
6. No Need for Confusing Proxies

Paper Ballots Still an Option

While electronic voting has many benefits, including increased participation, it’s important to ensure that all homeowners can take part. To achieve this your Association will continue to offer paper ballot options for those without internet access or who are uncomfortable with technology.

Steps to be Taken Immediately by Homeowners Who Wish to Consent to Electronic Voting

Members who wish to vote online **must complete and sign the Consent to Electronic Voting form, EXHIBIT “A”** attached, which must be on file with the Association **no later than 30 days prior** to the meeting at which the vote will take place.

Members who have chosen online voting but later change their mind may subsequently opt out of online voting by completing and signing the Revocation of Consent to Electronic Voting form – available on the Association’s website or by contacting DeSantis Community Management - and having it on file with the Association **no later than 30 days prior** to the meeting at which the vote will take place.

DESANTIS COMMUNITY MANAGEMENT, LLC
Office/Fax 727.440.5225 Info@DeSantisMgmt.com
Mailing Address 2931 Macalpin Dr S, Palm Harbor FL 34684
Office Address 801 W Bay Dr Ste 406, Largo FL 33770
www.DeSantisMgmt.com



Members who have completed the Consent to Electronic Voting Form will not receive paper ballots unless they subsequently opt out of online voting by the specified deadline.

Members are encouraged to complete and sign the **Consent to Electronic Voting form, EXHIBIT "A"**, attached, **as soon as possible** and have it on file with the Association by one of the following (3) options:

- 1) Fill it out, Scan and Email it to: Info@DeSantisMgmt.com
- 2) Fill it out, Mail it to: DeSantis Community Management, LLC
2931 Macalpin Dr S, Palm Harbor FL 34684

The *Willow Wood Village Homeowners Association, Inc.* is committed to upholding the community's Governing Documents as well as striking a balance between the individual interests of homeowners and the overall harmony and value of the neighborhood.

If you have any questions regarding the above, please contact us at Info@DeSantisMgmt.com or (727) 440-5225.

Sincerely,
DESANTIS COMMUNITY MANAGEMENT, LLC
As Agent for the Association

Louis DeSantis, LCAM
Property Manager

cc: Board of Directors

Attachments:

Consent to Electronic Voting and /or Consent to Receive Electronic Notice of Meetings
Backgrounder – Electronic Voting

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.

EXHIBIT "A" TO RESOLUTION

**CONSENT TO ELECTRONIC VOTING AND /OR CONSENT TO RECEIVE
ELECTRONIC NOTICE OF MEETINGS**

1. ☐ **ELECTRONIC VOTING:** *(check this box for Electronic Voting)*

The undersigned, being an Owner or the Voting Member under Article IV, Section 2 of the Association Bylaws for Lot # _____ / Address _____, at Willow Wood Village Homeowners Association, Inc., pursuant to Florida Statutes, hereby consents in writing to **ELECTRONIC VOTING**.

By signing this consent form, I consent to voting electronically at meetings of the members, including elections, for ***Willow Wood Village Homeowners Association, Inc.*** to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting, as modified from time to time. I designate the following email address and telephone number for electronic voting purposes *(please only designate one email address and one telephone number for the authorized voting representative)*:

Email Address: _____
(PRINT NEATLY)

Cell Phone Number: _____
(PRINT NEATLY)

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association no later than 30 days prior to the meeting or election in which the Owner wishes to vote by electronic means, and that all electronic votes shall be cast within the window set by the Board in advance of said meeting at which the ability to vote electronically shall be deemed closed for that meeting or election.

Please note that your email address is necessary to participate in online voting. The vendor providing the online voting platform to the Association also needs your cell phone number for its "2-Step Verification" process. Although you are providing your email address and telephone number to the Association on this form, this serves to confirm that you are NOT consenting to the disclosure of this information to other members of the Association. The Association may, however, be required to disclose the above information in a legal proceeding pursuant to an order of a court or other tribunal, including in connection with a legal challenge to the election process or other vote of the membership.

2. ☐ **ELECTRONIC NOTICE:** *(check this box for Electronic Notice)*

I /we consent to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members of **Willow Wood Village Homeowners Association, Inc.** I /we designate the following email address for electronic notice purposes:

(You may write "same as above" or provide a different email address for electronic notice purposes)

DISCLOSURES

The Member/Owner recognizes that the Association cannot control the practices of third parties regarding their internet communication and the use of the Owner's email address. As such, and as a condition of the Association's agreement to permit electronic voting, each Member Owner who consents to electronic voting releases and waives any claim against the Association pertaining to such voting, including but not limited to the transmission of placement of "viruses", "malware", "spyware", "cookies" and the like. By signing this form the Member/Owner consents to the Association providing their e-mail address and telephone number, as well as other information (including necessary personal identifying information) to its electronic voting service provider to the extent reasonably necessary to enable the Member /Owner to use the electronic voting platform. Such information will be safeguarded by the Association's online voting provider in accordance with the provider's privacy policy which the Member/Owner acknowledges as having read and accepted.

By signing or affirming below, the Member/Owner further recognizes that internet electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to Owner operator error, provider system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim or challenge to such voting as a result of any of the foregoing or due to no fault of the Board of Directors or its management.

Eligible Voter Please Sign, Print Name and Affix Date Below:

Signed By: _____

Print Name: _____

Date: _____

Willow Wood Village Homeowners Association Inc.

Backgrounder – Electronic Voting

May 27, 2025

Electronic Voting has been an option for community associations in Florida since 2015. During the 2015 Legislative Session, a law was passed authorizing condominiums, cooperatives and homeowners associations to conduct elections and other owner votes through internet-based online voting systems in accordance with specific requirements.

Key Milestones - Electronic Voting in Willow Wood Village Homeowners Association, Inc.

- In **August 2024**, the *Willow Wood Village Homeowners Association, Inc.* Board of Directors adopted a **Resolution Authorizing Electronic Voting** in accordance with Chapter 720 of the Florida Statutes.
- On **February 25, 2025**, the Board of Directors approved **ElectionBuddy** as the Association's election and meeting voting platform.
 - **ElectionBuddy** is a modern cloud-based election platform specializing in secure and flexible voting solutions for various organizations. The company offers electronic voting software that enables secure, accurate, and anonymous ballot casting for elections and meetings.
 - **ElectionBuddy** serves a diverse range of sectors including professional and industry associations, educational institutions, non-profits, and government entities enabling them to streamline their elections. It provides a secure, effective and flexible way for organizations to conduct votes and elections with complete confidence and transparency.
 - The cloud based voting platform can be used for absentee ballots and voting during meetings, remotely or onsite.
 - **ElectionBuddy** allows communities to reach all voters via email, text, postcard, or letter along with easy quorum achievement through automated reminders, convenient voting options and faster setup and results. For more information: <https://electionbuddy.com/>
- On **May 6, 2025**, the Board of Directors approved the forms for Members to use to express their written consent to voting online and to receiving electronic notices. The Board also approved a form for Members to use if they desire to revoke their consent to online voting or electronic notices in the future.