



By the Grace of God, I am once again blessed to address the members of the Association of Poinciana Villages. The beginning of this year will mark my 12th year as General Manager of this extraordinary Homeowners Association and looking back at the past 12 years brings memories that will be with me forever.

- 2013** – Board of Directors vote to hire APV’s first professional management company
- 2014** – Several meetings are held with the members inquiring as to their general wants and needs for Poinciana, resulting with an overwhelming positive response for a community pool.

**2015**- Early in the year was the official Groundbreaking. By November the Grand Opening of, Poinciana Community Center, The Victory Pool, Outdoor Basketball Court, APV Fitness and Indoor Gymnasium

This completed what is now known as the Poinciana Activity Campus at 395-445 Marigold Avenue, Poinciana, FL 34759.

- 2016**- Management of the Association of Poinciana Villages secured a multi- million-dollar federal grant from Osceola County
  - o With a contribution from APV of \$3.5 Million the monies would start the construction of an aquatic center, a gymnasium building, and an Amphitheater at 625 Country Club Drive. In addition, Poinciana would in addition see a total renovation of the Vance Harmon sporting parks and playgrounds found at 50 Country Club Rd.

**2017**- In May a grand opening was held for what is now known as The Vance Harmon Complex, which includes Vance Harmon Aquatic Center, an 8-lane competition sized, heated pool with 2 diving wells, The Mary Jane Arrington Gymnasium Building with a regulation sized basketball / volleyball court complete with showers and locker rooms, meeting rooms, a concession stand. Outside of the gymnasium is a walking path complete with outdoor work-out equipment. The Beautiful Amphitheater of Vance Harmon, where most of Poinciana’s grand events are held and enjoyed by the community. Later that same year a grand re-opening of the Vance Harmon sporting parks was held, with the addition of 2 brand new playgrounds, large and small dog parks, batting cages, a sand Volleyball court.

**2021**- Our newest APV amenity was added, community wide Bulk Cable and Internet Service. The Board of Directors entered a bulk service contract bringing high-speed internet and cable services to every home in the homeowner’s association at an extremely reduced rate. The low cost of these services is conveniently added to your yearly assessments.

In the past year Poinciana has seen tremendous growth and an influx of not only new homeowners but many new major retailers joining in the excitement of the “new” Poinciana. Poinciana Lakes Plaza is eye awaking proof that Poinciana is being seen by national developers and that the growth and developments in the past 12 years has paved the way for the bright future of Poinciana.

Within the next 12 to 24 months (about 2 years) the members of this association will witness one of the biggest additions to the future of Poinciana as the Board of Directors and management work through the many steps to develop and open the Lake Marion Marina. For the past several years they have been working out all the coordination to provide Poinciana with this exciting new amenity and every day it is becoming closer and closer to a reality.

Sincerely  
Mark Maldonado LCAM General Manager



*Noted below is a synopsis of the Association of Poinciana Villages, Inc. approved by the Board of Directors on October 08, 2024*

<b>REVENUE</b>	<b>2024</b>	<b>2025</b>
Total Estimated Billable Lots APV	27840	27891
Per Lot Annual Assessment Fee APV	\$305.04	\$360.00
Per Billable Home Assessment Fee w/bulk	\$1020.00	\$1080.00
Total Annual Assessment Revenue	24,308,700	26,065,298
Non-Assessment Income	3,508,147	3,550,637
<b>Total Revenue</b>	<b>27,816,847</b>	<b>29,615,935</b>
<b>ADMINISTRATION DEPARTMENT</b>		
Total Expense	19,809,957	21,131,294
<b>COMMUNITY SERVICE DEPARTMENT</b>		
Total Expense	768,423	816,877
<b>LIFESTYLE DEPARTMENT</b>		
Total Expense	1,702,768	1,783,123
<b>PUBLIC WORKS DEPARTMENT</b>		
Total Expense	4,499,699	4,818,227
<b>Capital Expenditures and R&amp;R</b>		
Capital Exp. and R&R Contributions	1,036,000	1,066,414

**TOTAL EXPENSE** \$27,816,847 \$29,615,935

*Copies of the Approved 2025 Budget are available to homeowners at the Administration Office. All Financial Documents are available 10 days after a written request is received by APV.*

# The Annual Homeowners Association Assessment Statement for 2025

**MONTHLY STATEMENTS ARE NOT SENT**

**THIS IS THE ONLY MAILING YOU WILL RECEIVE**

The exact amount of your personal monthly assessment is included in this mailing as your ANNUAL DUES NOTICE.

Below are the details for the homeowner's association assessment for 2025.

Assessment Type	Minimal Monthly Assessment	Annual Assessment	Amount Due Prior to 12/31/2024 to Receive \$5 Discount
<b>Single Family Homes (includes bulk services)</b>	<b>\$90.00</b>	<b>\$1,080.00</b>	<b>\$1,075.00</b>
Commercial, Lake Marion Creek, Tuscany Preserve, Vacant Lot	\$30.00	\$360.00	\$355.00
Duplex Homes (includes bulk services)	\$149.61	\$1,795.32	\$1,790.32
Quad Homes (includes bulk services)	\$268.83	\$3,225.96	\$3,220.96
Alhambra 8	\$240.00	\$2,880.00	\$2,875.00
Alhambra 16	\$480.00	\$5,760.00	\$5,755.00

Your payment is due on the 1<sup>st</sup> of the month and will be considered late if not received by the 15<sup>th</sup> of the month. A late fee of \$25 and additional collection fees will be incurred for all payments received after the 15<sup>th</sup> of the month. **Assessments have increased for 2025, please make sure to update your automatic monthly payments.**

## HOW TO PAY

Making payments is easy **ClickPay**, it allows you to:

- **If owner has automatic monthly checking account payments, no nominal fee is charged by merchant.**
- Check payments made as one-time monthly payment will incur a convenience fee by merchant
- Pay from your phone, tablet, or computer.
- Pay with a credit or debit card for a nominal fee charged by the merchant.

● **GET REMINDER NOTICES!**

(Avoid late fees - plan credit card/debit card payments accordingly – this type of payment will take 3 to 5 business days before it is posted to your account.)

**CLICKPAY:** Popular Online payment service, make your payments from the convenience of your home.

<https://www.clickpay.com/FirstService>

**IMPORTANT include your 14-digit account number on all payments.**

**MAIL:** Check or money order to:

Association of Poinciana Villages, FirstService Residential Florida, PO Box 30351, Tampa, FL 33630-3351

**DROPBOX:** 2 locations at 401 Walnut St, Poinciana FL 34759 on your left as you enter the parking lot and outside the Administration building.

**IN PERSON:** Check or Money order

**WHERE TO PAY**

**Monday - Friday 8AM-5PM**

Administration  
Office 401 Walnut  
Street Poinciana, FL

Poinciana Community  
Center 445 Marigold Ave  
Poinciana FL 34759

Anthony DePalma Event  
Center 395 Marigold Ave  
Poinciana FL 34759

**7 Days per week  
8AM-5PM at**

Vance Harmon Park  
at the Aquatic Center  
625 Country Club Dr  
Kissimmee FL 34759

**The Board will consider the following changes to the Amended and Restated Poinciana Subdivision Declaration at the February 12, 2025 meeting. Underline shows addition, Strikethrough shows deletion.**

Amendment to the definition of "Lot" found in Section 3 of the Declaration:

"Lot" shall mean any lot, ~~tract or parcel~~ shown on a plat including both residential and commercial property.

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#### 6 Enforcement.

Enforcement of this Declaration, other documents that govern the Association and its Owners and residents, and any rules and regulations promulgated by the APV, including, but not limited to, the Criteria, shall be by judicial proceedings in law or equity brought by the Association or any Owner against any person or persons causing or allowing, attempting, suffering or permitting the violation of any covenant of this Declaration, other governing documents and/or rules and regulations. Enforcement of this Declaration, other governing documents and/or rules and regulations may be either to restrain violation( s) or to recover damages, or both. The prevailing party shall be entitled to recover, in addition to cost and disbursements allowed by law, such sums as the Court may adjudge to be reasonable for the service of the prevailing party's attorney(s), paralegal(s), and other supporting personnel and resources at all judicial levels. In the event the Association is the prevailing party, it may assess the amount of a judgment in its favor against an Owner, or Owners, as an Assessment against their individual Lot(s), and the assessed amount shall be immediately due and payable to the Association. In the event of a violation of any of the provisions of this Declaration, other governing documents and/or APV's rules and regulations, other than the nonpayment of any assessment or other monetary obligation, the APV shall attempt to notify the Owner by written notice addressed to the owner's most recent mailing address on file with the APV.

The Board of Directors will provide 30 days for the resident to correct deficiency from the date of the first violation letter. If the violation not timely corrected, then the APV shall issue a second violation letter. The owner must provide a photograph to APV showing correction within 15 days of the date of the second violation letter. If the owner does not deliver photographic proof of correction to APV within 15 days of the second violation letter, If such violation is not cured within a reasonable time, as determined in the discretion of the APV board of Directors, the APV may at its option:

6.1 Commence an action to enforce the performance on the part of the violator or enjoin the violation or breach or for such other equitable relief as may be necessary under the circumstances, including injunctive relief:

6.2 Commence and action to recover damages; and or

6.3 Commence as provided by the Florida State Statutes including imposing fines.

#### 9.1 Assessments.

Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner (whether or not so expressed in the deed), including any purchaser at a judicial sale, shall hereafter be deemed to have covenanted and agreed to pay to the APV at the time and in the manner required by the APV Board, assessments or charges and any special assessments and capital contributions as are fixed, established and collected from time to time by the APV (collectively, the "Assessments"). The Assessments levied by the APV shall be used for, among other things, the purpose of promoting the recreation, health, safety and welfare of the residents of Poinciana Subdivision, and in particular for the improvement and maintenance of the Common Areas and any easement in favor of the APV. The Assessments levied by the APV Board shall be used exclusively for the purposes set forth in this Declaration, the Articles and the By-Laws and for the benefit of the Owners as an entire community, the improvements, maintenance, repair and replacement of properties, services and activities and facilities devoted to this purpose and applicable to the use and enjoyment of the Common Areas.

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Underline shows addition, Strikethrough shows deletion.

## 9.5 Capital Contribution

In addition to the other types of Assessments authorized by this Declaration, each Owner, regardless of how title is acquired, including by foreclosure or by a deed in lieu of foreclosure, at the time the person or entity takes record title to a Lot with completed dwelling that has been issued a certificate of occupancy, shall pay to the Association a Capital Contribution of Five Hundred Dollars (\$500.00). This amount shall be in addition to, and not in lieu of, any other Assessment or charge levied on the Lot, and shall not be considered an advance payment of such Assessments or charges. The Capital Contribution shall be due and collectible from the Owner acquiring title to the Lot at the time of the transfer of record title of the Lot with completed dwelling. The Capital Contribution may be used to pay for the maintenance, repair, or replacement of the Common Areas and their improvements or to fund new capital projects, including, but not limited to, acquiring or constructing new amenities, facilities, stormwater drainage systems, and other capital improvements. Notwithstanding anything else contained herein, the Capital Contribution shall not apply, and shall not be collected, in the following limited circumstances:

9.5.1 The sale or transfer of a Lot without a completed dwelling, or the sale of a Lot with a dwelling that has not been issued a certificate of occupancy by the local government authority.

9.5.2 The sale or transfer of a Lot from Avatar Properties, Inc. its successor or assigns, or a builder, contractor, or other business entity who purchases Lots for the purpose of constructing dwellings thereon for resale, regardless of whether there is a completed dwelling with a certificate of occupancy.

9.5.3 A transfer between a current Owner and that Owner's family trust where the trustee or beneficiary of the trust is the Owner, or where the trustee or beneficiary is an immediate family member of the Owner.

9.5.4 When a current Owner records a deed or other conveyance for the sole purpose of adding the names of family members to the recorded deed while keeping the name of the current Owner on the recorded deed or conveyance.

9.5.5 In the event of the death of an Owner, title to the Lot is transferred through a probate estate, trust, or other legal vehicle or instrumentation of inheritance.

9.5.6 The Owner records a deed to reflect a personal name change created by marriage, divorce, or other legal means.

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## 12.12 Trash Containers for Commercial, Institutional, Multiple Family

All trash container areas and yards for commercial, institutional and multiple family buildings will be screened visually and in a manner which will dampen associated noise. This should be accomplished either with dense shrubbery such as hedges or with wood fences or landscaped masonry walls.

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## 13.2 No Short Term Rentals

No residential unit shall be rented for less than a six-month initial term. Short term or "Air B&B" type rentals are not permitted. Residential units may not be advertised as available for rent for less than a six-month initial term. Renting of individual rooms is prohibited. Utilization of Residential units to provide temporary/transitory housing is not permitted.

Underline shows addition, Strikethrough shows deletion.

**The Board will consider the following changes to the Design Control Board Criteria at the February 12, 2025 meeting.**  
Underline shows addition, Strikethrough shows deletion.

6.1 Generally. No construction of new improvements, alterations or additions to structures or landscape shall be commenced without the prior written approval of the DCB. No building, fence, driveway, patio, drainage, paved area, wall or any other structure shall be commenced, erected, or maintained upon the existing property; no additions to existing property or any exterior additions or alterations therein shall be made until the plans and specifications showing the nature, kind, shape, height, materials, square footage, location and landscaping of the same shall have been submitted to and approved in writing by the DCB. In addition, the DCB shall have the right to approve any alteration that changes the use of a structure (e.g., conversion of a space to a bedroom). One (1) copy of all plans and related data shall be retained by the APV for its records. In the event that the DCB fails to approve an application within thirty (30) days of its submittal, such application shall be deemed disapproved. The DCB shall make every effort to approve all applications within thirty (30) days of submittal. If an Applicant does not receive notification of an application status after thirty (30) days, the Applicant may call the DCB clerk for status of the application. An application will not be approved until the DCB issues a formal written approval.

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6.2 Application. Each application to the DCB must be accompanied by documentation sufficient to describe the project to the DCB which may include (depending on the complexity of the project): a complete set of engineered plans and specifications showing any proposed topographical changes, all exterior and structural details and the relationship of the proposed work to existing structures and to property lines and a complete survey, by a Florida Licensed Surveyor, denoting layout of home with all setbacks, driveway, slabs, sheds or accessory buildings, landscaping layout as well as a statement that the lot must be fully sodded. In the case of a proposed topographical or grade change, the application must also include the written agreement of the Applicant proposing such change in topography or grade, to indemnify and hold harmless the DCB, the APV, and Avatar, their agents, servants and/or employees from any claim or cause of action whatsoever, whether justifiable or not, and from any liability resulting or which might result from its approval of such topographical or grade change. Each application must also be accompanied by the name, address, telephone number and identity of the contact person. If the contact person or his or her name address or telephone number changes, the Applicant shall immediately notify the DCB in writing. All DCB applications must have complete information and related documents to be (i) hand carried to the APV Offices for submission to the Secretary of the DCB or representative for acceptance or (ii) mailed by Certified Mail Return Receipt Requested to the addressed stated in Section 6.6.1 herein (iii) faxed (iv) emailed or (v) on via internet through our interactive webpage [www.apvcommunity.com](http://www.apvcommunity.com). Applications will be processed within thirty (30) days. Incomplete applications will be denied. Once an application approval letter is issued, the resident has a maximum of ninety (90) days to complete the work. If the work has not been completed within the initial ninety (90) days, the owner may request a one-time extension, not to exceed ninety (90) days. The length of the extension will be determined by the extent of the work to be completed. An extension must be requested no more than seven (7) days after the initial ninety (90) day approval has expired. Only ONE (1) extension will be granted. Applications submitted to rectify an outstanding covenant violation are NOT eligible for an extension.

7.7 Storage Sheds. Storage sheds are allowed, however, only one (1) shed with a maximum dimension of two-hundred (200) square feet per unit and must be placed in the back yard of the property. Storage sheds may not encroach on any established setback including those in paragraph 8.1. Storage sheds shall be maintained to prevent them from becoming unsightly or deteriorated. Sheds must not be taller than ten (10) feet from floor to exterior peak of the roof and must not be attached to the house. Sheds must be installed on a concrete pad and/or secured as required by applicable building code or County ordinance.

The color of a shed must complement the exterior color of the primary residence. The Cypress Woods Covenants prohibit sheds in Cypress Woods. In Stepping Stone sheds must be placed in the back yard within the envelope of the residential structure and must match the color of the residential structure.

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7.8 Wall and Window Air-Conditioners. No wall or window air-conditioners shall be permitted without screening by shrubbery or an appropriate material approved by the DCB. Wall and window units must not be installed more than four (4) feet above ground level. DCB approval is required prior to installation. A building may not have more than one wall or window air-conditioner unit.

7.15 Chimneys. Chimneys on all homes shall NOT be of the exposed metal stovepipe type, with the exception of Village Nine, Broadmoor. Chimneys must be sided with materials consistent with the exterior of the home.

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9.1.1 Driveways and Walkways. Driveways must be constructed of either concrete, asphalt, or brick pavers. Walkways on a Lot shall be of the same materials as the driveway on the Lot unless otherwise approved by the DCB. Any walkway adjacent to the residence dwelling must not exceed two (2) feet in width. Driveways may not exceed a total of 24' combined width. Driveways may be painted with an APV approved driveway color with DCB approval. Homes with three car garages may have a driveway not to exceed 27' in width. Circular or semicircular driveways are prohibited. Additions and modifications to existing driveways require DCB approval. Walkways NOT adjacent to the resident dwelling may not exceed three (3) feet in width. Duplex driveways may not exceed a maximum total of sixteen (16) feet in width. Driveways must be constructed of the same material. Combining of materials (e.g., concrete, pavers and/or rock) is prohibited.

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12.3 Awnings and Shutters. Awnings and shutters which are compatible with the Parent Structure may be considered on a case by case basis by the DCB. Awnings must be permanently attached to the main structure (i.e. sun setter awnings) and retractable awnings are preferred. Stripe-pattern awnings are not allowed. Hurricane shutters may be added to a structure upon approval by the DCB, but may only be closed during a hurricane watch or hurricane warning as issued by the National Hurricane Center and must be opened within 72 hours after the hurricane watch or warning has been lifted. Hurricane shutters may not remain closed, nor openings in the building covered with boards or other material, when there is no hurricane watch or warning in effect. Post-mounted sunshades of shaped fabric are prohibited.

12.3.1 Gazebo. Wood Gazebos with tiled roof and decorative skirting are allowed; additionally, wrought iron and aluminum framed canvas topped gazebos are permitted, one gazebo per household and not to exceed a maximum dimension of two hundred (200) square feet per structure and a maximum height of ten (10) feet. All gazebos must be permanently installed on a poured 4" concrete foundation, placed in the rear of the property outside of the easements/setbacks upon obtaining written approval from the DCB. An owner of a Poinciana residential lot will be allowed maximum of 3 detached ancillary structures on their property. Ancillary structures are not allowed on otherwise vacant Lots. Wood gazebos must have tile or shingle roof. Wrought iron and aluminum framed gazebos may be topped with canvas or some metals. Corrugated, rolled metal and polycarbonate roofing is prohibited.

12.6 Maintenance. Lot Owners are responsible for maintaining all homes' building exteriors and ancillary structures on their Lots in a neat and attractive condition and good order and repair and shall not permit their homes' exteriors and ancillary structures to deteriorate or become unsightly. Owners are required to undertake all maintenance, repairs and/or other actions to ensure their Lots, and their homes' exterior, ancillary structures and other improvements thereon, persist in a neat and attractive condition and good order and repair to maintain harmony and blend with the other existing homes in the immediate vicinity (i.e., paint peeling, tom screens and broken windows). Lot Owners must provide the same maintenance to that portion of any adjacent Common Area or public right-of way, lying between the Lot boundary and any street, or alley. The following guidelines are intended to supplement and be read in accordance with the other provisions of these Criteria. Among any other actions necessary to comply with these Criteria, Lot Owners are responsible for the following in connection with the homes' exteriors and ancillary structures on their Lots:

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12.7.4 Types of Fencing. Only wrought iron, block, brick, vinyl PVC, vinyl coated chain type with top rail or chain link fencing with top rail and aluminum slotted picket will be approved if the design is in general conformity with the architectural design of the Poinciana Villages. Solid metal panel/privacy fence material, horizontal fence panels and rail-type fences are is prohibited. "Lattice" can be only used as a decorative feature along the top of a solid privacy fence sufficiently opaque, built in and framed from a manufacturing company. Any lattice shall be included in and not exceed the total allowable height of the fence. The use of mesh, wire, or plastic as fencing materials is prohibited. The use of mesh as screening material is prohibited. No wall or fence shall be erected or placed within the front setback lines of any Lot. Block walls shall be stuccoed, painted and regularly maintained. Fence panels and posts must be of the same material. Chain link fences are not permitted in Cypress Woods or Stepping Stone.

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12.9.1 Exterior Lighting. holiday Holiday ornaments and lighting may be in place from November 15 through January 10. Landscape lighting shall be installed flush with the lawn at a height not to exceed twelve (12) inches. Lamp-post lights must be constructed from metal, may not exceed seven eight (8) feet six inches (7' 6") in height and must be properly anchored in cement and cannot intrude on adjacent Lots or Parcels. Spotlight-type fixtures are prohibited. No more than two (2) lamp posts per home.

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12.10.9 A maximum of one Construction Dumpster may be used during home repairs or renovation but must be preapproved by the DCB. It must be placed on the driveway and may remain on the Lot for a maximum of 7 days. DCB must preapprove any dumpster that will remain more than 7 days.

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18.2.8 Sheds. A maximum of two sheds totaling 200 square feet are allowed on each Lot. The height of the shed(s) cannot exceed the lowest portion of the roof. Sheds may not be converted into a living space.

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18.2.9 Wall and Window Air-Conditioners. Wall and window air-conditioners may not be installed more than four feet above the top of the skirting

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18.2.10 Registration Stickers. Manufactured homes located in Village Nine, Broadmoor may display state/county registration window

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## **PUBLIC NOTICE: From the APV Village Registrar**

### **VILLAGE OPENINGS 2025**

Village 1 (5 Stand for Election)  
Village 2 (1 Stand for Election)  
Village 3 (2 Stand for Election)  
Village 5 (2 Stand for Election)

Village 6 (1 Stand for Election)  
Village 7 (5 Stand for Election)  
Village 8 (3 Stand for Election)  
Village 9 (ELECTION HELD SEPARATELY)

The Poinciana Village Associations are looking for owners to stand for election on February 11, 2025, from 7:00 am-7:00 pm at the APV Community Center located at 445 Marigold Ave. Poinciana, FL 34759, to fill seats on the Villages' Boards of Directors. Anyone interested must submit a *Notice of Intent to be Candidate* form by Friday, December 13, 2024, by 4:00 PM. Any *Notice of Intent to be Candidate form* received after the deadline will not be accepted. There will be no nominations from the floor. You may hand-deliver, email, or mail your *Notice of Intent to be Candidate* form to:

APV Registrar Mark Serrano-Maldonado LCAM  
c/o Rosaida Morales  
401 Walnut Street  
Poinciana, Florida 34759  
[Email:Rosaida.Morales@fsresidential.com](mailto:Rosaida.Morales@fsresidential.com)

La Asociacion de Poinciana Villages anuncia la apertura de candidaturas a la junta de directores para postularse a las elecciones que se llevaran acabo en APV Community Center, 445 Marigold Ave. Poinciana, FL 34759, el dia 11 de Febrero de 2025, de 7:00am-7:00pm. Las Personas interesadas deberan enviar el formulario de su intencion de ser candidatos en o antes de el viernes, 13 de Diciembre de 2024 a las 4:00PM. No se aceptaran candidaturas depues de la fecha limite, no se aceptaran nominaciones en persona. Puede entregar sus documentos personalmente, por correo electronico, o por correo a la direccion 401 Walnut Street, Poinciana FL 34759 Atencion Sra, Rosaida Morales. [Rosaida.Morales@fsresidential.com](mailto:Rosaida.Morales@fsresidential.com)

#### **APV Village Directors Candidate Eligibility and Submission Process**

To stand for election for a position on any Village Board of Directors in Poinciana, you must be a title holder to property in the Village where you declare your candidacy and be eligible pursuant to Florida Law. A candidate representing a corporation or other business entity that owns property in a village does not have to be a property owner in the Village.

Florida Law states a person is not eligible to serve on a Board of Directors if:

- 1) The person is delinquent in the payment of any fee, fine, or other monetary obligation to the Association that is related to a parcel.
- 2) The person has been convicted of a felony in Florida or a United States District or Territorial Court or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in Florida unless such felon's civil rights have been restored for at least five (5) years as of the date on which such person seeks election to a board.

It is the responsibility of the candidate to show conclusive evidence of such restoration. If a candidate disputes the finding(s) of the background check, it is the candidate's responsibility to show conclusive evidence that the finding(s) of the background check are incorrect and that the candidate is, in fact, eligible to serve.

Corporate and business entity owners that are delinquent may not put forth a candidate for the Board of Directors.

Interested parties must submit the *Notice of Intent to be Candidate* form (located in this mailing and available on the APV Website, and Facebook page or the APV Registrar's Office (401 Walnut Street, Poinciana, FL 34759) by the deadline of 4:00 PM on Friday, December 13, 2024. Forms received after the deadline will not be accepted. There will be NO nominations from the floor.



**ASSOCIATION OF POINCIANA VILLAGES, INC.**  
**HOMEOWNERS' ASSOCIATION NOTICE OF INTENT TO BE A CANDIDATE**  
**FOR THE VILLAGES' BOARD OF DIRECTORS**

I, \_\_\_\_\_ do hereby give my notice of intent to be a candidate for the Board of Directors. I will provide any additional information the Registrar needs to perform a background check to confirm my eligibility for this position. I understand that failure to provide this information will make me ineligible. I am enclosing an information statement about myself to be printed and made available to the membership. I understand that I am responsible for the accuracy of the information contained in the information statement.

\* Please include a photocopy of your government ID **for internal use only**

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Property Address: \_\_\_\_\_ Today's Date: \_\_\_\_\_

*Providing the information below is voluntary. You do not have to provide any of the information below in order to be a candidate for a Village Board. All information that you provide below will be available to owners in APV.*

**ASSOCIATION OF POINCIANA VILLAGES, INC.**  
**CANDIDATE INFORMATION SHEET**

Name: \_\_\_\_\_

Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address 1: \_\_\_\_\_

Address 2: \_\_\_\_\_

Personal Background: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Prior Association Experience: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Comments about Board Candidacy: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This form is provided for your convenience. You may send in your own one-sided 8 ½ by 11" information sheet. Please type or print legibly. **Your form will be photocopied as received.** Your information will be posted on the APV website and made available at the APV administration and the election.

**YES APV can post this form in its entirety on the APV Website**  **No Do not post this form on the APV website.**

DESIGNATION OF VOTING REPRESENTATIVES & ELIGIBLE CANDIDATES BY A CORPORATE MEMBER OF THE ASSOCIATION OF POINCIANA VILLAGES.

(Insert name of company) (hereinafter Corporate Member) is a member of the Association of Poinciana Villages (hereinafter APV) as a result of its ownership of land subject to the Poinciana Subdivision Declarations located within one or more of the Village Associations that make up APV.

Pursuant to Article IX of the Bylaws of Poinciana Village Associations One, Two, Three, Four, Five, Six, Seven and Eight, Corporate Member designates the corporate officer(s) named below as eligible to be candidates for any Village Association Board of Directors in which Corporate Member owns property as well as the APV Board of Directors. In addition, Corporate Member designates the corporate officer(s) named below as voting representatives authorized to vote on its behalf at any members' meeting or election conducted by APV or any Village Association. If more than one person is listed below any one of the listed individuals may be candidates for election to any Village Association and APV Board of Directors and vote on behalf of Corporate Member at any members' meeting without the presence of the others.

\_\_\_\_\_  
*(Insert name of candidate or representative)*

\_\_\_\_\_  
*(Insert name of candidate or representative)*

\_\_\_\_\_  
*(Insert name of candidate or representative)*

\_\_\_\_\_  
*(Insert name of candidate or representative)*

\_\_\_\_\_  
*(Insert name of candidate or representative)*

\_\_\_\_\_  
*(Insert name of candidate or representative)*

These designations will remain in force until rescinded in writing by Corporate Member even if future designations add additional eligible candidates or voting representatives.

Signature \_\_\_\_\_  
*(Signed by officer of company listed above)*

Printed Name \_\_\_\_\_

Officer Title \_\_\_\_\_  
*(Position with company listed above)*

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of (mark one)  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ who is personally known to me (if so check here ) or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Printed name: \_\_\_\_\_