

# Lydia Estates Homeowners Association, Inc.

(Information Notice 2006-11)

## Special Assessment Vote

### Gate Receiver Failure – Existing Garage Remotes Will No Longer Open Gates:

#### General/Background Information:

Over the years, it has been mentioned that when the gate receiver failed to work any longer, we would be required to buy new remotes. New receivers on the market will not accept our Genie Series II garage/Gate Remote Transmitters. **The board has deemed this circumstance to be an emergency.** There are two basic approaches available for us to consider:

- 1) Proposal # 1: Barcode Scanner/Transmitter: Homeowners would pay a one--time Special Assessment of \$80.00 to purchase the necessary equipment (scanner) and barcodes.
- 2) Proposal # 2: New Receiver with Manual Remote Transmitters: In addition to the costs of installation of a receiver, each homeowner would need to purchase new remotes to work with the new receiver.

Under either approach, the costs to homeowners will be approximately the same. Summarized On The reverse side of this page is an explanation of the two systems. You are asked to vote for one of the systems.

**Proposals:** With either proposal we must act swiftly, so we can secure our gates before the end of September. To that end, a form is attached that, requires your vote as follows:

- 1) **Vote for one of the two proposals** – it's important that every lot submit a signed and completed proposal form (attached) as-soon-as-possible, but no later than Sunday, August 27, 2006.
- 2) If you agree with the proposal # 1 (use of bar codes with optional transmitter); check "I(We) vote in favor of this Proposal", sign the form and return it along with a check, made out to Lydia Estates Homeowners Association, Inc. Mark the check with the words "GATE ENTRY SYSTEM". If this proposal passes, payment must be received on or before September 15, 2006
- 3) If you agree with proposal # 2 (use of transmitters); check "I(We) vote in favor of this Proposal" and return it without a check (you will purchase your own transmitters). If this proposal passes, remotes must be purchased by September 15, 2006 to get a possible discount and in order to gain access into Lydia.

#### Process:

- 1) If 2/3rds or more of the homeowners vote for the bar code system and submit timely payments, then all homeowners will be required to pay the special assessment in order to purchase the system. Homeowners will receive two barcodes at no additional charge. Replacement/additional barcodes will cost \$3.50.
- 2) If the bar code system is not implemented, the manual system (using keychain remotes) will be implemented and each owner will be required to purchase remotes to gain entry into the community. The cost of the remotes will range from \$32.50 to \$26.00 depending on the number of remotes purchased at the same time. Replacement/additional remotes will cost \$32.50. **Note:** For those who had submitted their payment in favor of the bar code system they will receive two remotes at no additional charge.
- 3) For the average home, it appears that the costs of either proposal will be within the same "ball park".

## **EXPLANATION OF THE TWO SYSTEMS:**

### **Option # 1: Barcode Scanner – Updated System:**

- 1) Explanation of System: This system involves placing a bar-code on your vehicle (e.g., on your rear/side window). When you pass by the reader, a valid bar code would automatically open the gate. The Bar Code system will cost **\$10,347.50**. Each homeowner would need to pay \$80.00 and would receive up to a minimum of 2 bar codes for cars registered at Lydia. Extra labels for additional vehicles would cost \$3.50 each.

Under this option, barcodes would be the primary means of access for every lot (one per authorized vehicle). Under this option and upon request, a lot may optionally purchase a transmitter for non-vehicular access (security is a consideration in this instance).

### **Option # 2: Receiver with Transmitters:**

- a) Explanation of System: This system would operate the same as the system we have used over the last nine years. While your current remotes will still operate your garage doors, you will need to purchase a new transmitter/remote (e.g., key chain type) that will open the gate. Entry would be the same as now – approach the gate, press the button and the gate will open. The cost of a remote/transmitter will be between \$32.50 – \$26.00 each, depending on the number of remotes ordered at the same time. Under this proposal and as in the past, a lot may purchase up to one remote per garage bay. Note: 300 remotes @ \$32.50 + receiver at \$600 = **(\$10,332.50)**.

**LYDIA ESTATES HOMEOWNERS ASSOCIATION, INC. LIMITED PROXY**

**Ballot No:**

**PROPOSALS FOR GAINING ACCESS TO LYDIA ESTATES WHEN THE GATES ARE  
CLOSED**

In the event we do not register our attendance at the meeting described hereafter, we appoint the Secretary of Lydia Estates Homeowners Association, Inc., a Florida non profit corporation (the "Association") or \_\_\_\_\_, as our proxy to:

(i) register our attendance and establish a quorum at the special meeting of the members of the Association, to be held on **Sunday, August 27, 2006 at the Pavilion, located in the Lydia Estates recreation area with the meeting beginning at 1:00 p.m. through 5:00 p.m.** and any adjournment or continuation thereof, in the same manner and with the same effect as if we were personally present. **Any continued meeting, should a quorum not be obtained will be on Wednesday, August 30, 2006 from 6:00 p.m. until 8:00 p.m., at the pavilion.**

(ii) **to cast our vote for one of the proposals on page two of this form.**

(iii) to transact any other business that may properly come before the meeting as my proxy shall determine.

We authorize our proxy to substitute any other person to act under this proxy, to revoke any substitution, and to file this proxy and any substitution or revocation with the corporation. This proxy shall be valid until the earlier of the conclusion of the meeting or 90 days after the date of the commencement of such meeting.

**\*\*\* IF THERE IS A DESIGNATED AGENT (DA) HE/SHE MUST SIGN \*\*\***

**\*\*\* OTHERWISE ALL OWNERS (NAMES ON DEED) MUST SIGN \*\*\***

Dated: \_\_\_\_\_

Owner: \_\_\_\_\_

Print

Name(Sign): \_\_\_\_\_

Owner: \_\_\_\_\_

Print

Name (Sign): \_\_\_\_\_

Lot #: \_\_\_\_\_

Property Address: \_\_\_\_\_

Sign & return to the Association by **August 27, 2006.**

**Date: 8/17/06**

**Page: 1 of 2**

Ballot No:

**NOTE:** Choose between a system that uses bar codes (auto-scanning device) as the primary means of entry; and a system that uses remotes (held-held transmitters) as the only means of entry. The bar code system will require a 2/3rds vote to pass since it requires pre-payment from the owners in the form of a special one-time assessment that would be due September 15, 2006. The system requiring remotes will require each owner to individually purchase remotes in order to gain access by September 15, 2006.

**PROPOSAL # 1:**

This proposal is for a "barcode" gate access control system that does not require owners to buy manual remotes (some manual remotes will be allowed under a system to be determined). A special, one-time assessment of \$80.00 will be required of all lot owners to purchase a bar code system and labels. This would remove the absolute necessity for manual remotes. The special assessment will be due by September 15, 2006.

☐ I(We) vote in favor of this Proposal .

**PROPOSAL # 2:**

This proposal is to purchase a receiver to replace the one that has mal-functioned. It requires all owners to buy manual remotes. Remotes will be required to gain access after September 15, 2006.

☐ I(We) vote in favor of this Proposal .

If not depositing this ballot at the meeting, sign & return to the Association by **August 27, 2006** (Place in "drop box" attached to the bulletin board or mail to):

Lydia Estates HOA, Inc.  
P.O. Box 26097  
Jacksonville, FL 32226-6097