



Deerfield Plantation Phase II, D1 Owners Association, Inc.

c/o Kuester Management Group
PO Box 3340, Fort Mill, SC 29716
888-600-5044 support@kuester.com www.kuester.com

January 5, 2024

Ronald Kellner
Kate Kellner
1980 Deerfield Avenue
Surfside Beach, SC 29575

Property Address: 1980 Deerfield Avenue

OFFICIAL NOTICE OF ANNUAL MEETING

Please be advised that under the provisions of the Governing Documents of Deerfield Plantation Phase II, D1 Owners Association, Inc. , you are hereby notified that an ANNUAL MEETING will be held on:

DATE: February 24, 2024 at 10:00 AM
(Check-in will start 30 min before)

PLACE: Surfside Beach Library - 410 Surfside Drive

The purpose of the annual meeting is to elect members to the Board, review the 2023 financial position, approve the IRS Tax Resolution, and review the 2024 Budget.

Board of Directors Nominations

The Board of Directors currently has 3 seats that are open for election. The open seat(s) will be for a 2 year term.

If you are interested in serving on the Board of Directors, please scan the QR code below to submit your nomination form. To ensure your name is added to the printed ballot that will be used during the meeting, **please submit your nomination form by February 20, 2024 at 5:00 pm**. In addition, we will take nominations from the floor at the meeting and candidates nominated from the floor will be added to the ballot as a “write-in” candidate. During the Annual Meeting, candidates will have the opportunity to address the membership as to why they are a good candidate for the Board of Directors. The biographies of candidates who have already submitted their applications for a board seat is attached to this notice

Please note, candidates will be running for a position on the Board, not for a specific office. Specific officer positions are elected internally by the Board Members, as described in the Association Bylaws.

Quorum / Proxy

A quorum of **51% or 36 owners**, either in person or by proxy, is required in order to conduct official Association business. If you are unable to attend the meeting, we ask that you complete the enclosed proxy or the online proxy form and return it to Kuester Management Group. Failure to meet the quorum will result in the meeting being postponed and result in additional costs to the Association. As a member of the Association, you have the right to vote on official business. If you are unable to attend the meeting, appointing someone as your proxy holder allows you to participate in the Association voting process and helps fulfill quorum requirements. If you decide to attend the meeting, you will have the opportunity to revoke your assigned proxy and cast your own vote. To allow for proper proxy recording, **please submit the Proxy form by February 22, 2024 at 5:00 pm**.

Election of IRS Tax Resolution

Approval of the resolution that any excess Association income over Association expenses as defined in IRS Reg 1-227-I for the year ending December 31, 2023 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Budget

The Board approved 2024 budget will be reviewed during the meeting. We have included a copy of the budget in this mailing for your review prior to the meeting. If you have questions regarding the budget, we ask that you please scan the QR code below to submit your questions prior to the meeting.

If you have any questions regarding the meeting process, this notice, or the enclosed documents, please contact Kuester Management Group at support@kuester.com. We look forward to your participation in this year's Annual Meeting.

Respectfully,
Lisa Klein, CMCA®
Community Manager
Kuester Management Group

Enclosed:

Proxy Form: <https://kuester1.formstack.com/forms/proxy>

Board Nomination: https://kuester1.formstack.com/forms/call_for_candidates

Annual Meeting Questions: https://kuester1.formstack.com/forms/annual_meeting_questions

2024 Budget



888-600-5044 support@kuester.com www.kuester.com

Deerfield Plantation Phase II, D1 Owners Association, Inc.
Annual Meeting Agenda
February 24, 2024 at 10:00 AM
Surfside Beach Library - 410 Surfside Drive

- Call to Order, Introduction & Welcome
 - Board Nominations & Election
 - 2023 Financial Review
 - 2023 IRS Tax Resolution
 - 2024 Budget Review
 - Election Results
 - Adjournment
 - Homeowner Q&A Session (please hold questions until this time)
-

Board Nomination Form

All Forms Must Be Received by February 20, 2024 at 5:00 pm

- Visit: https://kuester1.formstack.com/forms/call_for_candidates
- Email Form To : support@kuester.com, with ***Deerfield Plantation Phase II, D1 Owners Association, Inc. Board Nomination*** in the subject line
- Mail Form To: Deerfield Plantation Phase II, D1 Owners Association, Inc.
c/o Kuester Management Group
PO Box 3340 Fort Mill, SC 29716
- Scan the QR code to the right
 - To utilize the QR Code, simply open the camera on your smartphone, and hold it over the QR Code for web access to the online form.



SCAN ME
Board Nomination
Form

Homeowner Questions & Concerns

While questions will be taken from the floor as time permits during the Q&A session held at the end of the meeting, preference will be provided to those owners who formally submit a question prior to the meeting. This will allow the Board to review all questions, and ensure questions are properly addressed.

- Visit https://kuester1.formstack.com/forms/annual_meeting_questions
- Email Questions To : support@kuester.com with ***Deerfield Plantation Phase II, D1 Owners Association, Inc. Annual Meeting Question*** in the subject line
- Scan the QR Code to the right
 - To utilize the QR Code, simply open the camera on your smartphone, and hold it over the QR Code for web access to the online form.



SCAN ME
Meeting Question
Form



888-600-5044 support@kuester.com www.kuester.com

Deerfield Plantation Phase II, D1 Owners Association, Inc. Revocable Proxy

A Quorum is required to conduct official business.

If you plan to attend you will have the opportunity to cast your vote during the meeting.

If you do not plan to attend the meeting, please complete and return this form to allow someone else to serve as your proxy holder and vote on your behalf.

I/We, **Ronald Kellner & Kate Kellner**, member(s) of Deerfield Plantation Phase II, D1 Owners Association, Inc. , owner(s) of the property located at **1980 Deerfield Avenue**, hereby authorize and appoint the below agent to be my/our proxy to represent me/us on the issues to be discussed at this meeting of Deerfield Plantation Phase II, D1 Owners Association, Inc. to be held on **February 24, 2024**, and to vote on my/our behalf on the issues submitted to vote at this meeting or, in the event a quorum should fail to attend, at such time and place as the adjourned meeting shall be resumed. This proxy shall remain in force and effect until such time as it shall be revoked by me/us in writing or by attending said meeting in person.

Proxy Holder to Represent **1980 Deerfield Avenue**

Proxy Holder - Person voting on your behalf (Print)

(If left blank, proxy holder will be assigned to the Meeting Chairperson)

In the event the above named Proxy Holder does not attend, I authorize my proxy to be given to the Meeting Chairperson. Yes No

Ronald Kellner & Kate Kellner Signature (Only One Signature Required)

Date

All Forms Must Be Received by February 22, 2024 at 5:00 pm

- Visit: <https://kuester1.formstack.com/forms/proxy>
- Email: support@kuester.com
- Mail: Deerfield Plantation Phase II, D1 Owners Association, Inc.
c/o Kuester Management Group
PO Box 3340 Fort Mill, SC 29716
- Scan the QR Code to the right
 - To utilize the QR Code, simply open the camera on your smartphone, and hold it over the QR Code for web access to the online form.



**SCAN ME
Proxy Form**