



TO: All Owners
FROM: Board of Directors, LakePark at TownPark Homeowners Association, Inc.
DATE: April 15, 2024

Special Assessment for 2023 Budgetary Deficiencies

As you are likely aware, at a Special Meeting of the Board of Directors (the "Board") of LakePark at TownPark Homeowners Association, Inc. (the "Association") held on **Thursday March 21, 2024, at the LakePark Amenity Center 12460 SW Ellsworth Blvd Port St. Lucie, FL 34987, at 6:00 p.m.**, the Board approved the levy of a special assessment in the total amount of Two Hundred Four Thousand, Seven Hundred Ninety-Two Dollars (\$204,792.00) , allocated equally among all lots in an amount of Three Hundred Eighteen Dollars (\$318.00) per lot, for the purpose of offsetting unanticipated 2023 budgetary deficiencies. While the Board's approval was necessary, we also required consent from Minto, the developer. We are pleased to inform you that on April 10, 2024, Minto provided their consent for the assessment.

The special assessment must be paid in a single lump sum of **Three Hundred Eighteen Dollars (\$318.00)** per lot no later than **May 15, 2024**. The special assessment may be paid by check, through your bank's online bill pay, or through management's Automatic Clearing House (ACH), as follows:

Payment is due no later than May 15, 2024

- Payment by Check: All check payments must:
 1. Be made payable to LakePark at TownPark Homeowners Association, Inc. (NOT Campbell Property Management)
 2. Provide your account number in the memo section.
 3. Be mailed to the following address:
LakePark at TownPark Homeowners Association, Inc.
P.O. Box 668558
Miami, Florida 33166

- Payment through Your Bank's Online Bill Pay: Please ensure the following information is included with your payment:
 1. Account to be credited.
 2. Association name: LakePark at TownPark Homeowners Association, Inc.
 3. Association mailing address: P.O. Box 668558, Miami, FL 33166

- Automatic Clearing House (ACH): Owners that have set up ACH, please email Campbell Property Management Accounts Receivable, at ARJupiter@campbellproperty.com with subject line: "Special Assessment Withdrawal Request," to request automatic withdrawal of the special assessment together with your regular monthly assessment.

Payment is due no later than May 15, 2024. Failure to timely pay the special assessment in full may result in late fees, interest charges, and collection proceedings.

Sincerely,

Don Hilton

Property Manager for the Board of Directors

Board of Directors,

LakePark at TownPark Homeowners Association,
Inc.