

WOODS WALK HOA
C/o AAPM, LLC
1730 S. Federal Hwy #327
Delray Beach, FL 33483
Mbilwsky.aapm@gmail.com
561-501-1918

Dear Residents,

As you would have noticed, there is a new community being built on the south side of Lake Worth Road, across from our community. This community will have access to the same lighted intersection as our community. These changes require the developer to adjust the existing traffic lights including the existing pole at the NW corner of the intersection and install a new pole at the NE corner. An easement on our property is needed in order to relocate the existing pole at the NW corner of the intersection. The proposed new pole at the NE corner is completely within the right-of-way and does not require any permission from our community.

The Board of directors met with Palm Beach County to discuss the needed easement. During this meeting we observed the location of the new pole in the right-of-way would obscure our Woods Walk sign. As the work being proposed was designed and is to be built by Pulte Homes, we met with them to discuss our concerns. In order to support the approval of the easement needed for the pole at the NW corner, Pulte agreed to shift the pole at the NE corner to the north so it would not block our sign.

During this coordination, we sent the easement to the attorney for review. The attorney advised the Board of Directors that dedication cannot be approved by the BOD without a vote of community. To be approved, this vote will require 2/3 of a quorum in person or by proxy. If we can get this approved and returned to the County by January 17, Pulte has agreed to not only compensate our costs for attorney review and the vote process, but also \$2,311 for the area of land needed for the easement to be dedicated to the County. That may not seem like a lot of money, but that amount is based on \$13.84 per sqft, which is just over \$600,000 per acre. This area of land holds little to no value to the Community. This is the small strip of land on the righthand side as you exit our community. This area is already inundated with utilities and easements that would prevent us from doing anything in this area regardless of the proposed easement. A vote of no will not stop the proposed development from gaining access to this intersection, it would only make it more difficult for them. However, as they have relocated the proposed pole location on the east side, which they were not obligated to do, and agreed to compensate us, the BOD encourages you to support the requested easement. If this endeavor fails, we will not be compensated for our costs, and it is possible that the county could eminent domain the requested area for the easement. It is also possible that the pole on the east side to be repositioned in front of our sign. If you vote yes, the community will be reimbursed for expenses to date, and compensated for the land area for the proposed easement. Accordingly, your BOD encourages to vote yes in support of the requested easement. If you cannot attend the proposed vote, we encourage you to support via proxy to ensure we can meet our quorum requirements.

A copy of the proposed easement is attached. Thank you and Happy Holidays.

Sincerely, Board of Directors, Woods Walk Home Owners' Association

**NOTICE OF SPECIAL MEETING OF THE MEMBERSHIP
OF WOODS WALK HOMEOWNERS' ASSOCIATION, INC.-**

APPROVAL OF EASEMENT OVER COMMON AREA

TO ALL MEMBERS:

On **THURSDAY, JANUARY 16, 2025, at 5:30 P.M.** at the **WOODS WALK TENNIS COURTS**, a Special Meeting of the Membership of the Association will be held. The agenda for the meeting is as follows:

MEMBERSHIP MEETING

1. Certifying Quorum - Call to Order
2. Proof of Notice of Meeting
3. Reading and disposal of unapproved minutes
4. New Business - Vote on granting Palm Beach County a perpetual easement over common area for a traffic light (copy enclosed)
5. Adjournment

VOTING BY LIMITED PROXY/BALLOT

A Limited Proxy/Ballot has been provided to you so as to allow you to vote on the approval of the easement. If you cannot attend the meeting, this document may be utilized as a Proxy. If the Limited Proxy/Ballot will be used as a Proxy, it must be filed with the Association before the appointed time of the meeting. It will be presumed that you wish for the Secretary to be your proxy holder to the extent you do not designate a proxy holder, or to the extent your designated proxy holder is not present in person at the meeting. Your Limited Proxy/Ballot should be returned via hand-delivery, scan or mail to:

Woods Walk Homeowners' Association, Inc.
c/o Michele Bilawsky, CMCA, AMS, PCAM
President of American Adventure Property Management
1730 S. Federal Hwy #327
Delray Beach, FL 33483
mbilawsky.aapm@gmail.com

If you plan to attend the meeting in person, you may use the Limited Proxy/Ballot as your ballot at the meeting. Additional Limited Proxy/Ballots will be available at the meeting.

PLEASE PLAN TO ATTEND THE MEETING OR PARTICIPATE BY RETURNING YOUR LIMITED PROXY/BALLOT BY HAND-DELIVERY, SCAN OR MAIL TODAY.

WOODS WALK HOMEOWNERS' ASSOCIATION, INC.


**MICHELE BILAWSKY, PROPERTY MANAGER
ON BEHALF OF THE BOARD OF DIRECTORS**

LIMITED PROXY / BALLOT

THIS LIMITED PROXY / BALLOT SHOULD BE RETURNED TO THE ASSOCIATION IF YOU DO NOT ATTEND THE MEETING AND WILL SERVE AS YOUR BALLOT IF YOU DO ATTEND THE MEETING.

The undersigned _____ (print name(s)) hereby appoints _____ (print name of proxyholder) as my proxy, with full powers of substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes upon any matters on behalf of the undersigned at the Special Meeting of the Membership of **WOODS WALK HOMEOWNERS' ASSOCIATION, INC.**, to be held on **THURSDAY, JANUARY 16, 2025, AT 5:30 P.M. AT THE WOODS WALK TENNIS COURTS**, and any adjournment thereof. (To the extent this Limited Proxy/Ballot is utilized as a proxy, and to the extent you fail to designate a proxyholder or your designated proxyholder does not attend the meeting, it will be presumed that the Secretary shall serve as your proxyholder). In the event I attend the meeting, this will act as my ballot.

General Powers/Statutory Limited Powers: Except as limited, this shall constitute a general proxy. As to the specific questions below, I instruct my proxy to cast my vote only as instructed:

Vote to approve the Association's grant of a perpetual easement over common area to Palm Beach County for a traffic light (as per the enclosed easement agreement).

YES (Approve Grant of Easement) NO (Do Not Approve Grant of Easement)

Dated: _____, 20_____.

Insert Address: _____

SIGNATURE(S) OF OWNER(S)

THIS LIMITED PROXY/BALLOT SHOULD BE RETURNED TO THE ASSOCIATION IF YOU DO NOT ATTEND THE MEETING AND WILL SERVE AS YOUR BALLOT IF YOU DO ATTEND THE MEETING.

Return via Palm Beach County interoffice mail to:
Brent Enck, Right-of-Way Specialist
Palm Beach County, Engineering & Public Works Department
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, Florida 33411-2750

This Instrument Prepared by:
Yelizaveta B. Herman, Assistant County Attorney
Palm Beach County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Property Control Number: Portion of 00-42-44-19-04-002-0000

Not subject to documentary stamp tax per Florida Administrative Code Rule 12B-4.014(13)

NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: MRT 2024-017

ROAD NAME: Lake Worth Rd @ Woods Walk Blvd

PARCEL NO.: SE

SIGNAL EASEMENT

THIS SIGNAL EASEMENT ("Easement") is made this ____ day of _____, 20____, by **WOODS WALK HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose post office address is 1730 S Federal Hwy, #327, Delray Beach, FL 33483-3309, ("Grantor"), to **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto Grantee, its successors and assigns, upon the conditions set forth herein, for the purpose of a perpetual signal easement over, upon, under, through and across the following described property located in Palm Beach County, Florida: Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof ("Easement Premises").

This Easement shall be used to permanently construct, install, operate, and maintain (collectively "Perform Work") with regard to roadway facilities and related facilities in the Easement Premises (collectively "Facilities"). Facilities shall include traffic control devices and foundations. The Easement includes the right at any time to install, bore, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove, or relocate the Facilities or perform any other activities related to the Facilities.

This Easement shall be non-exclusive, provided, however, that Grantor, its successors and assigns, shall be permanently prohibited from hindering, obstructing, removing or interfering with the operation, functioning, maintenance, or repair of any of the Facilities.

To the extent that Grantor, its successors and assigns, hinder, obstruct, remove or interfere with the operation, functioning, maintenance, or repair of any of the Facilities, (collectively "Interference"), Grantor, its successors and assigns shall be liable for any and all expenses and damages related to the Interference.

Grantee, its agents, successors and assigns, shall have the right, but not the obligation, to Perform Work on the Facilities and/or to remove and use any or all of the soil and/or subsoil within the Easement Premises.

Any amendment or modification to this Easement shall be effective if the same is in writing, signed, and recorded in the public records of Palm Beach County.

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns forever.

Remainder of page intentionally left blank.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

(Signature of two witnesses
required by Florida law)

Grantor:

WOODS WALK HOMEOWNERS ASSOCIATION, INC.,
a Florida not for profit corporation

Witness Signature (Required)

By: _____
Brenda Ungerer, President

Witness Name Printed or Typed
Address: _____

Witness Signature (Required)

(CORPORATE SEAL)

Witness Name Printed or Typed
Address: _____

STATE OF _____
COUNTY OF _____

Before me personally appeared Brenda Ungerer, who is (*choose one*) personally known to me, *or* has produced _____ as identification, and who executed the foregoing instrument as President of **WOODS WALK HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, and severally acknowledged to and before me by means of (*choose one*) physical presence *or* online notarization, that they executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this _____ day of _____, 20____.

Notary Signature
Notary Public, State of _____

(Stamp/Seal)

Print Notary Name

Commission Number
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF TRACT H, OF THE PLAT OF WOODS WALK PLAT ONE, AS RECORDED IN PLAT BOOK 58, AT PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND SITUATE IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT H; THENCE SOUTH 44°17'27" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT H, A DISTANCE OF 35.20 FEET TO THE SOUTHWEST CORNER OF SAID TRACT H; THENCE NORTH 00°57'45" WEST, ALONG THE WEST LINE OF SAID TRACT H, A DISTANCE OF 7.04 FEET; THENCE NORTH 44°17'27" EAST, ALONG A LINE PARALLEL WITH AND 5.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE OF SAID TRACT H, A DISTANCE OF 28.16 FEET; THENCE NORTH 89°03'44" EAST, A DISTANCE OF 5.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT H; THENCE SOUTH 00°57'45" EAST, ALONG THE EAST LINE OF SAID TRACT H, A DISTANCE OF 2.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 163.6 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
2. STATE PLANE COORDINATES:
 DATUM = NAD83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.00001933
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
3. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF N01°35'17"E AND CALCULATED FROM CERTIFIED CORNER RECORDS 109245 & 053095.
4. THERE HAS BEEN A REVIEW OF THE TITLE POLICY, AS PREPARED BY FIDELITY NATIONAL TITLE, COMMITMENT NUMBER 11732497, WITH AN EFFECTIVE DATE OF 08/08/2024 AT 5:00 PM, AND ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON.

LEGEND:

PB = PLAT BOOK
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE

I CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

BY: _____ DATE: _____
 ERIC R. MATTHEWS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6717

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

SIGNAL EASEMENT

TASK:

LEGAL DESCRIPTION

PREPARED BY:



PHONE NO. 561.687.2220
 CERT NO. 33574
 LB NO. 7055

CAD 996700-SV-S&D.DWG

DRAWN/DESIGNED AS

CHECKED/QC ERM

JOB NO. 9967.00

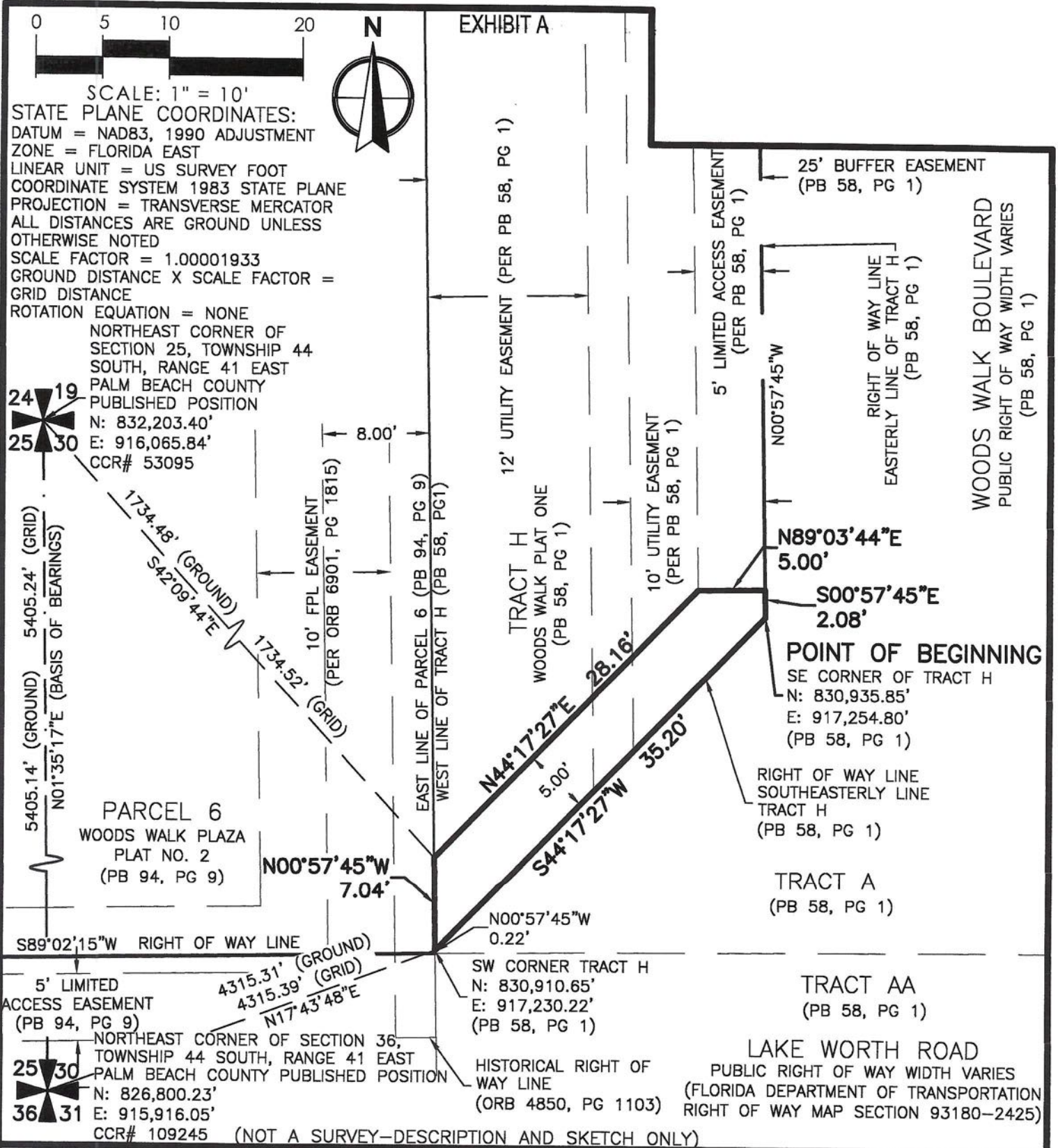
DATE 09/05/24

SHEET:

1 of 2

Alex Landry P:\9900\9967.00 Hunter's Crossing Signal Modification\SURVEY\Drawings\Survey\996700-SV-S&D.dwg ----- Plotted: 9/5/2024 10:24:04 AM Saved: 9/5/2024 10:23:41 AM

Alex Landry P:\9900\9967.00 Hunter's Crossing Signal Modification\SURVEY\Drawings\996700-SV-S&D.dwg ----- Plotted: 9/5/2024 10:24:05 AM Saved: 9/5/2024 10:23:41 AM



PROJECT: **SIGNAL EASEMENT**

TASK: **SKETCH OF DESCRIPTION**

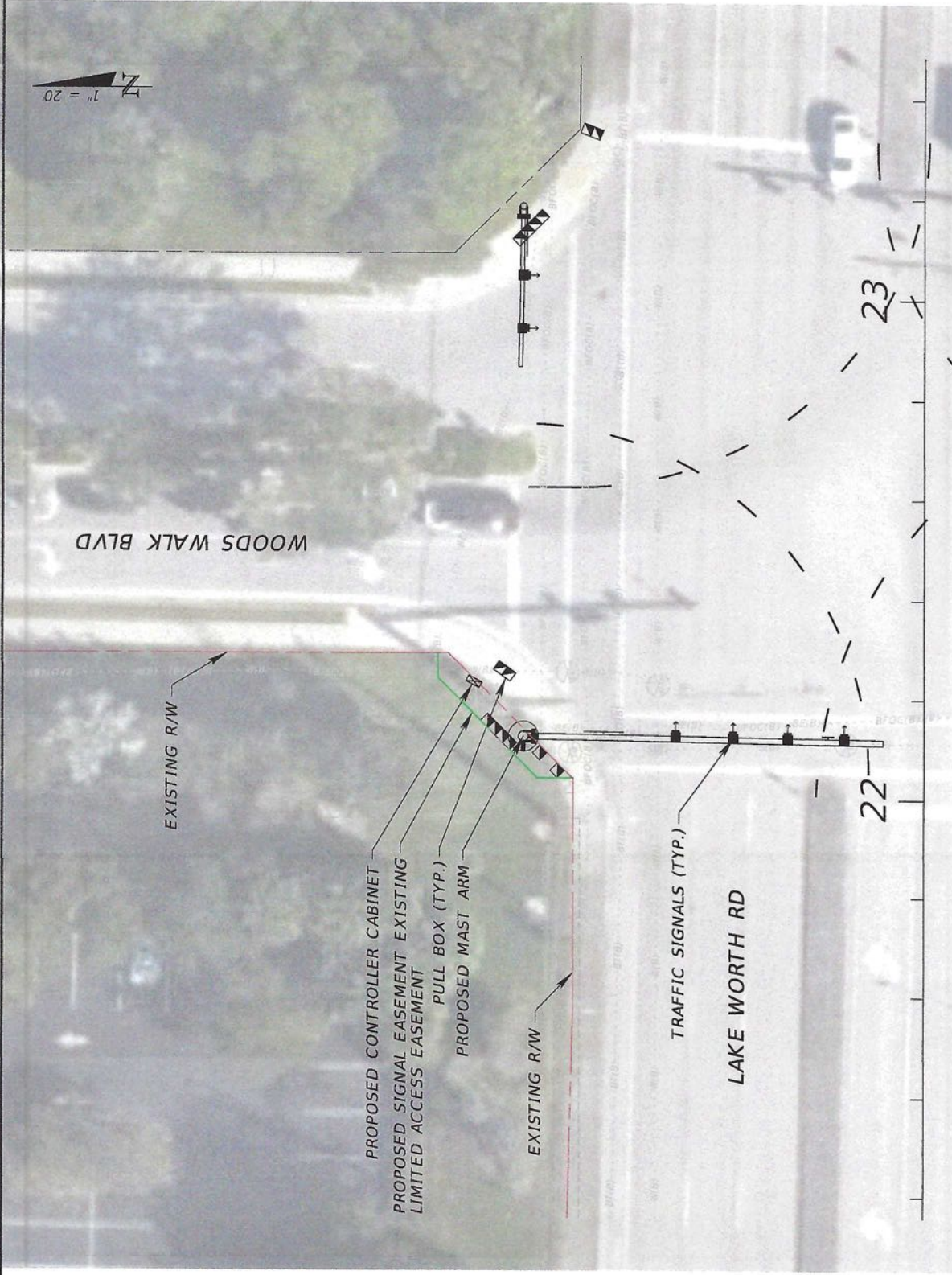
PREPARED BY: **W W G I**

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

CAD	996700-SV-S&D.DWG
DRAWN/DESIGNED	AS
CHECKED/QC	ERM
JOB NO.	9967.00
DATE	09/05/24

SHEET:
2 of 2



1" = 20'

WOODS WALK BLVD

EXISTING R/W

- PROPOSED CONTROLLER CABINET
- PROPOSED SIGNAL EASEMENT EXISTING
- LIMITED ACCESS EASEMENT
- PULL BOX (TYP.)
- PROPOSED MAST ARM

EXISTING R/W

TRAFFIC SIGNALS (TYP.)

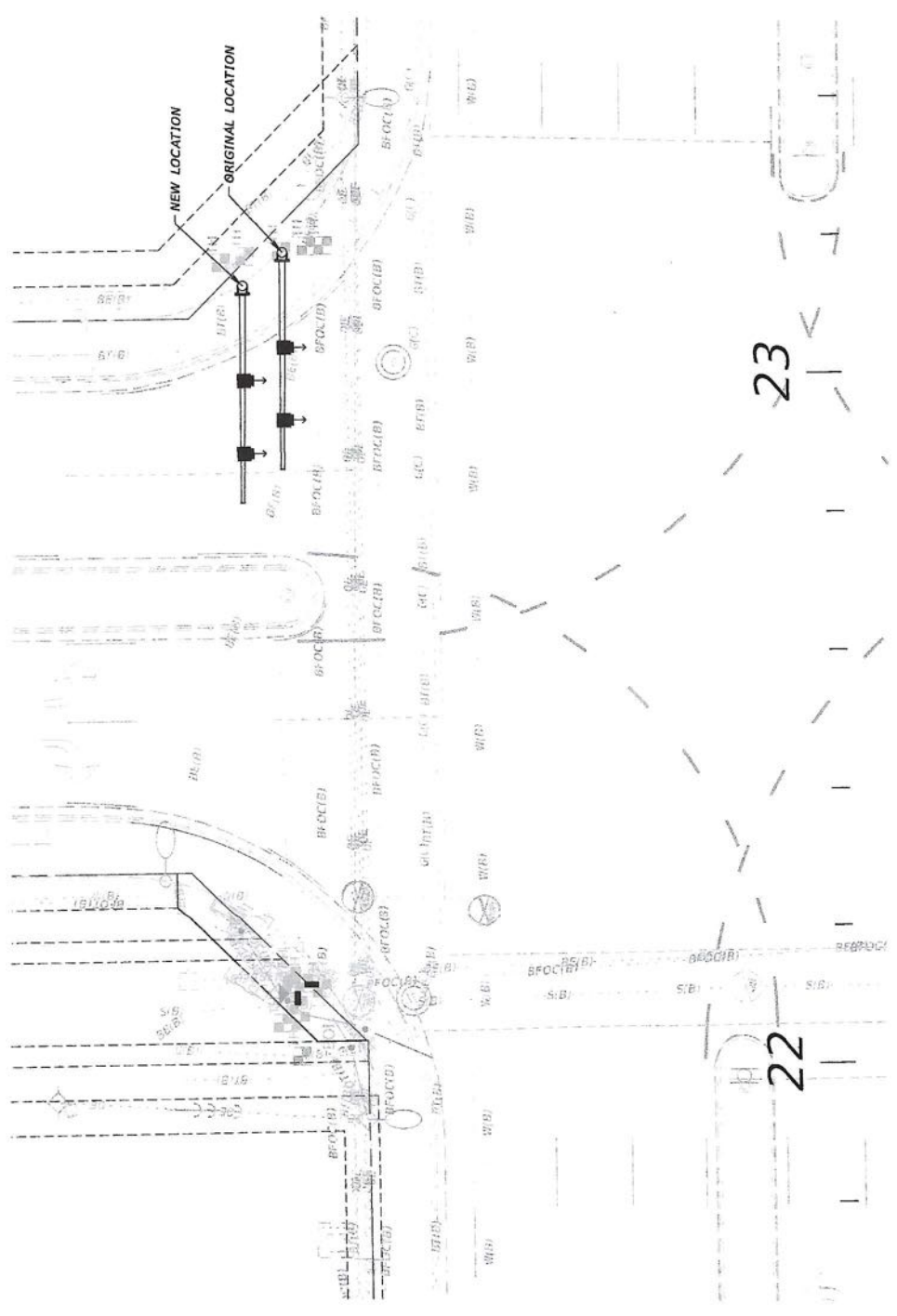
LAKE WORTH RD

23

22

REVISIONS		DRAWN BY:		PROJECT:		SHEET NO.	
NO.	DATE	BY	DESCRIPTION	NAME	NO.	DESCRIPTION	NO.
				BRETT A. FULLER, P.E.	XX	HENDRIX RESERVE DEVELOPMENT	1
				P.E. LICENSE NO. 78486	XX	LAKE WORTH ROAD	
				WGL INC.	XX	PALM BEACH COUNTY	
				2035 VISTA PARKWAY			
				WEST PALM BEACH, FL 33411			

SIGNALIZATION EXHIBIT



SHEET NO.		MAST ARM EXHIBIT	
DRAWN BY: XX		ANTICA DEVELOPMENT	
CHECKED BY: XX		ROAD NO. LAKE NORTH ROAD	
DESIGNED BY: XX		COUNTY PALM BEACH	
DATE: XX		LAKE NORTH ROAD	
BY: XX		PALM BEACH	
DATE: XX		WGL INC.	
DESCRIPTION		2035 VISTA PARKWAY	
BY: XX		WEST PALM BEACH, FL 33411	