

Jupiter Lakes Villas – COA, Inc.
c/o Triton Property Management
900 E Indiantown Rd. Suite 210
Jupiter, FL 33458
(561)250-6565

**SECOND/FINAL NOTICE OF ANNUAL MEMBERSHIP MEETING AND ELECTION OF
BOARD OF DIRECTORS**

Please be advised that the Annual Meeting and Election of Directors for Jupiter Lakes Villas Condominium Association, Inc. shall be held on:

**Thursday, February 12, 2026, at 6:00 P.M.
(Sign in will begin at 5:30 P.M.)
Triton Property Management– Conference Room
900 East Indiantown Rd. # 210
Jupiter, Florida 33477**

Join Zoom Meeting: <https://us02web.zoom.us/j/2016222017>

Meeting ID: 201 622 2017

One tap mobile: +13052241968,,2016222017# US
+16468769923,,2016222017# US (New York)

Join instructions:

<https://us02web.zoom.us/meetings/2016222017/invitations>
[signature=ZlUp3x2P4X6hZl5u_Uic_HcX6g6sOSWikCTjhN4Cuno](https://us02web.zoom.us/join?signature=ZlUp3x2P4X6hZl5u_Uic_HcX6g6sOSWikCTjhN4Cuno)

The purpose of this meeting shall be the election of **five (5) board members** and to conduct any other lawful business as may come before the meeting. Since there are nine (9) candidates running for the five (5) open seats, there will be an election if a quorum is attained at the meeting. The nine (9) candidates running for the 2026 Board of Directors are:

**Anelus, Sydney
Elsbree, Lori
Heulitt, Ellen**

**Kirkland, Terrel
London, Debra
Pacitti, Cheryl**

**Sergent, Ann
Squires, James
Vela, Barbara**

VOTING. The vote will be conducted by secret written ballot. If you are not able to attend the meeting, you may cast your votes on the enclosed ballot, then place the ballot in the envelope marked “BALLOT” and then place that envelope inside the larger, **outer** BALLOT envelope. Seal the outer envelope and put your name, address, and signature on the outer BALLOT envelope. Please mail or hand-deliver it to the Management Office so that it is received prior to the meeting date. If you plan to attend the meeting in person, then ballots and envelopes will be provided at the meeting. There shall only be one (1) ballot cast per Unit, and **please do not place any identifying information on the ballot**, or it will be invalid. Be advised that if you own more than one unit, each unit must be voted separately with ballots placed in separate envelopes. **Multiple ballots in an envelope will void all ballots contained in the envelope.**

PROXIES. A General Proxy is enclosed solely for the purposes of establishing a quorum. If you cannot be present for the meeting, it is important that you designate a proxy holder so that the necessary quorum requirements can be met. A proxy is for the purpose of appointing another person to attend the meeting for you. It must be signed and dated by the Owner / Voting Member of the Unit. If you appoint a proxy holder and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting. **Please DO NOT place your Proxy in the envelope marked “BALLOT” with your ballot. This will invalidate your ballot.** Please mail or hand-deliver it to the Management Office so that it is received prior to the meeting date.

VOTING CERTIFICATES. A Voting Certificate is enclosed. A Voting Certificate is for the purpose of establishing who is authorized to vote for a Unit that is owned by more than one person, a corporation or other similar entity. A Voting Certificate is not needed if the Unit is owned by only one person or by a husband and wife. A Voting Certificate is not a proxy and may not be used as such. A Voting Certificate must be signed by the appropriate corporate officer. Unit owners that already have a Voting Certificate on file do not have to file another one.

DATED:01/27/2026

By: Cyndi Petlev, LCAM
on behalf of the Board of Directors,
Jupiter Lakes Villas Condominium Association, Inc

AGENDA

1. Calling of the roll and certifying of the proxies.
2. Proof of notice of meeting or waiver of notice.
3. Reading and disposal of any unapproved minutes.
4. Reports of officers.
5. Reports of committees.
6. Appointment of inspectors of election.
7. Election of directors.
8. Unfinished business.
9. New business.
10. Adjournment.

Organizational Meeting to Immediately Follow the Annual Meeting

AGENDA

1. Call to Order
2. Establish Quorum
3. Establish Director Positions
4. Code of Conduct
5. Adjournment

**Jupiter Lakes Villas Condo Assn Inc.
c/o Triton Property Management
900 East Indiantown Road Suite #210
Jupiter, Florida
561-250-6565**

BALLOT

Please vote for 5 candidates only

Anelus, Sydney	_____
Elsbree, Lori	_____
Heulitt, Ellen	_____
Kirkland, Terrel	_____
London, Debra	_____
Pacitti, Cheryl	_____
Sergent, Ann	_____
Squires, James	_____
Vela, Barbara	_____

JUPITER LAKES VILLAS CONDOMINIUM ASSN., Inc.

NOTE: THIS FORM IS TO BE COMPLETED ONLY IF YOUR UNIT IS OWNED BY MORE THAN ONE INDIVIDUAL (OTHER THAN HUSBAND AND WIFE) OR BY A CORPORATION OR OTHER ENTITY

VOTING CERTIFICATE

To the Secretary of

Jupiter Lakes Villas Condominium Association, Inc. (the "Association")

THIS IS TO CERTIFY that the undersigned owner/corporate officer of Unit No./Address

_____ has designated:

(Name of Voting Member)

as its representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the applicable Declaration of Covenants, the Articles of Incorporation and By-laws of Jupiter Lakes Villas Condominium Association, Inc., and Florida law.

This Certificate shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED the ____ day of _____, 20__.

Company Name (if applicable): _____

Owner's Signature: _____

Owner's Printed Name/Title: _____

Co-Owner's Signature: _____

Co-Owner's Printed Name/Title: _____

2026 Annual Meeting Proxy
GENERAL PROXY FOR THE USE OF ESTABLISHING A QUORUM
JUPITER LAKES VILLAS COA, INC.

I/We, being the owner(s) of the property located at, 431 Jupiter Lakes Blvd, Unit _____
in the Jupiter Lakes Villas COA, do hereby appoint:

(Check one)

_____ (a) Secretary of the Association, on behalf of the Board of Directors; or

_____ (b) _____
(if you check b, write in the name of your proxy)

as my (our) proxy holder* to attend the Annual Members Meeting of Jupiter Lakes Villas COA.
The proxy holder named above has the authority to vote and act for me to the same extent that I would if
personally present, with the power of substitution

*Failure to check either (a) or (b) above, or failure to write in the name of the proxy at (b) shall be deemed
an appointment of the Secretary of the Association as your proxy holder.

Owners must sign and print name below:

_____ Owner Signature	_____ Print Name	_____ Date
_____ Owner Signature	_____ Print Name	_____ Date
_____ Owner Signature	_____ Print Name	_____ Date

Place this **GENERAL PROXY** in the enclosed, self-addressed **PROXY RETURN ENVELOPE**, seal it
and mail it to: Jupiter Lakes Villas Condominium Association, Inc.

c/o Triton Property Management
900 E. Indiantown Rd, Suite 210
Jupiter, FL 33477

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH
IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN
NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

RECEIVED

DEC 31 2025

By:

**NOTICE OF INTENT TO RUN FOR BOARD OF DIRECTORS FOR JUPITER LAKES
VILLAS CONDOMINIUM ASSOCIATION, INC.**

This Notice shall constitute my intention to run for the Board of Directors of **JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.** at its election to be held on **Thursday, February 12, 2026**. I understand that I have the right to submit an Informational Sheet about myself and that I am responsible for the accuracy of all the information included in the Informational Sheet. I also understand that the Informational Sheet will not be sent to the Members by the Association unless it is provided by me to the Association no later than **5 p.m. on Thursday, January 8, 2026**. I also certify that I am eligible to run for the Board of Directors.

CANDIDATE SIGNATURE:



PRINT NAME:

Sydney Anelus

ADDRESS OF PROPERTY

@JLV:

431 Jupiter Lakes Blvd #2128A

TELEPHONE:

786-210-3496

INFORMATIONAL SHEET INCLUDED?

____ YES

X

____ NO

DATE:

12/30/2025

PLEASE NOTE: IN ORDER TO BE A CANDIDATE, THIS NOTICE OF INTENT TO RUN FOR THE BOARD OF DIRECTORS MUST BE RECEIVED NO LATER THAN 5:00 P.M. ON SATURDAY, JANUARY 3, 2026

Return to:

JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
c/o Triton Property Management Office
900 E Indiantown Rd. Suite #210,
Jupiter, FL 33477
JLVMGR@TRITONCAM.COM

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CANDIDATE SIGNATURE:

Lori Elsbree

PRINT NAME:

Lori Elsbree

ADDRESS OF PROPERTY

@JLV:

431 Jupiter Lakes Blvd, 2132 D

TELEPHONE:

305-297-3497

INFORMATIONAL SHEET INCLUDED?

☒

YES

☐ NO

DATE:

1-3-2026

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JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.

c/o Triton Property Management Office

900 E. Indiantown Rd. Suite #210,

Jupiter, FL 33477

JLV.MGR@TRITONCAM.COM

January 6, 2026

Lori Elsbree
431 Jupiter Lakes Villas
2131D and 2132D
Current VP on Board of Directors

As a current member of the Board of Directors, Jupiter Lakes Villas, I would like to retain my position as Vice President.

I am currently employed as a Director at Big Dog Ranch Rescue, where I produce 3 major fundraising events each year with a combined total Gross of \$11m.

I work with committees, donors, staff and the community to raise funds and awareness of dog-homelessness and abandonment.

My partner David Bisceglia and I have a total of 7 adult children and 4 grandkids.

We are delighted to lead the *Meet Your Neighbors* efforts and will work on behalf of the community to make improvements and propel the Villas forward.

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CANDIDATE SIGNATURE:

Ellen Heulitt

PRINT NAME:

Ellen Heulitt

ADDRESS OF PROPERTY

@JLV:

2123 B

TELEPHONE:

561-543-4590

INFORMATIONAL SHEET INCLUDED?

☒ YES

☐ NO

DATE:

12/26/25

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c/o Triton Property Management Office

900 E Indian Town Rd. Suite #210,

Jupiter, FL 33477

JLVMGR@TRITONCAM.COM

Jupiter Lakes Villas COA

My Qualifications to sit on the board of Jupiter Lakes Villas are that I have been a board member this past few years and have gained the experience needed to help our community be successful.

I have completed all seminars that are required by the state of Florida.

I have been a resident here for the past 18 years.

Ellen Heulitt

2123B

RECEIVED

DEC 31 2025

By: _____

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CANDIDATE SIGNATURE: _____

PRINT NAME: _____

ADDRESS OF PROPERTY

@JLV: _____

TELEPHONE: _____

INFORMATIONAL SHEET INCLUDED? _____

YES

NO

DATE: _____

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JLVMGR@TRITONCAM.COM

Candidate Background & Experience

Terrel Kirkland

Jupiter Lakes Villas Condominium Association

Professional Experience

Terrel works for her family's **telephone company**, a business with over **30 years of successful operation**. The company maintains offices **across the United States** and provides services to **more than 400 companies nationwide**. It continues to expand, reflecting long-term stability and sound management.

Financial & Analytical Skills

In her role, Terrel performs **daily financial reconciliations**, reviewing carrier billing statements to confirm accuracy and resolve discrepancies. This work requires precision, consistency, and a strong understanding of financial reporting.

She regularly collaborates with a **team of experienced accounting specialists** when complex questions arise. These professionals have also assisted her in **reviewing and analyzing condominium association financial reports**, helping ensure clarity and accountability.

Education & Perspective

Terrel completed three years of coursework toward a **medical degree**, which helped develop a disciplined, detail-oriented approach to problem-solving. While her career path changed, the analytical skills and attention to detail gained through her education continue to guide her work today.

Value to the Community

1. Strong focus on **financial transparency and accountability**
2. Comfortable reviewing financial documents and asking informed questions
3. Willing to seek expert input when appropriate
4. Committed to responsible use of association funds
5. Dedicated to collaborative, owner-focused governance

Community Service Mindset

Terrel is motivated by a genuine desire to **share her experience and love of numbers** to help strengthen Jupiter Lakes Villas through informed, thoughtful decision-making.

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CANDIDATE SIGNATURE: _____

PRINT NAME: _____

ADDRESS OF PROPERTY
@JLV: _____

TELEPHONE: _____

INFORMATIONAL SHEET INCLUDED? _____

X YES

____ NO

DATE: _____

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Jupiter, FL 33477
JLVMGR@TRITONCAM.COM

Debra London
431 Jupiter Lakes Blvd
Unit 2132C
Jupiter FL 33458

Dear Homeowners,

I am currently retired and reside full-time in Jupiter Lakes Villas unit 2132C. I have served on previous condominium/HOA boards in Florida – located in Islamorada and Davie. I am interested in being on the board because I feel my local government experience, knowledge and communication skills are appropriate to foster a “we work for you” attitude. I think it is important to thoroughly explain the financials to the residents and prioritize expenditures for projects that are meaningful to all, involving as many owners as possible that are interested and with owner consent.

Education

- MBA - Master of Business Administration, Florida Atlantic University, 1990
- BBA - Bachelor of Business Administration, Florida International University, 1983
- AA - Associate of Arts, Miami Dade Community College, 1979

Certifications & Training

- CPPB - Certified Public Purchasing Buyer
- FCCM - Florida Certified Contract Manager Facilitator Level II – Broward County
- National Institute of Governmental Purchasing classes
- CCNA specific National Highway Institute training – FDOT LAP and LAPIT training
- Emergency Management Institute – IS-00100, 200, 700, 800, G-300, G400
- FL Community Association Manager – 1990 (expired)

Government Employment History

- Monroe County – 1100 Simonton St Key West, FL 33040
June 2, 2014, to June 30, 2025
Position: Project Manager 2, Engineering Department – Responsible for multi-million dollar shared use path, roadway, and bridge projects.
- City of Marathon -Monroe County – 9805 Overseas Hwy, Marathon, FL 33050
August 13, 2012, to May 27, 2014
Position: Community Services Coordinator – Contract administrator for GEC agreements, Wastewater/Storm Water contracts, CBDG, FEMA, and DEP grants.
- Broward County Aviation Department (FLL and HWO Airports) – 2200 SW 45 Street, Suite 101, Dania Beach, FL 33312
July 14, 2008, to July 27, 2012
Position: Construction Management Administrator, Capital Improvement Program – Ft Lauderdale airport.
- Broward County Purchasing Division – 115 South Andrews Avenue, Room 212, Ft Lauderdale, FL 33301
April 10, 2006, to July 11, 2008
Position: Purchasing Agent II Construction Section – Debris removal, CCTV, masonry, carpentry.

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CANDIDATE SIGNATURE: Cheryl Pacitti

PRINT NAME: Cheryl Pacitti

ADDRESS OF PROPERTY

@JLV: 431 Jupiter Lakes Blvd. APT 2130A Jupiter, FL 33458

TELEPHONE: 609-707-6939

INFORMATIONAL SHEET INCLUDED? X YES NO

DATE: 12/31/2025

PLEASE NOTE: IN ORDER TO BE A CANDIDATE, THIS NOTICE OF INTENT TO RUN FOR THE BOARD OF DIRECTORS MUST BE RECEIVED NO LATER THAN 5:00 P.M. ON SATURDAY, JANUARY 3, 2026

Return to: JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
c/o Triton Property Management Office
900 E Indiantown Rd. Suite #210,
Jupiter, FL 33477
JLYMGR@TRITONCAM.COM

My name is Cheryl Pacitti, and I am submitting my intention to run for the Jupiter Lakes Villas Board of Directors for the 2026 term.

I bring over a decade of management experience in the hospitality industry, where I oversaw teams of more than 80 employees and managed financial operations of a multi-million-dollar restaurant. This role required strong leadership, budgeting, problem-solving, and accountability, all skills that translate directly to effective board service.

Since relocating to Florida in 2021, I have been employed with Florida Power & Light, where I work in IT supporting the company's nuclear fleet. My role focuses on communications, change management, and special projects, working closely with stakeholders to ensure systems, processes, and initiatives are aligned, well-communicated, and effectively managed. Supporting a highly regulated and safety-critical environment has strengthened my attention to detail, planning, and commitment to transparency and compliance.

I live in the community with my husband, Mark, and our 14-year-old terrier mix, Georgie. We value the peaceful, well-maintained, and welcoming nature of our neighborhood and take pride in being active, responsible residents.

I would welcome the opportunity to serve on the Board in 2026 and contribute my experience, professionalism, and commitment to preserving the beautiful community we call home.

Thank you for your consideration.

Kind regards,

Cheryl Pacitti

By: _____

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CANDIDATE SIGNATURE:

Ann Sargent

PRINT NAME:

Ann Sargent

ADDRESS OF PROPERTY

@JLV:

431 Jupiter Lks Blvd - JLV Villas
2129A

TELEPHONE:

561 427 3260

INFORMATIONAL SHEET INCLUDED?

✓ YES

NO

DATE:

12-31-2025

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JLVMGR@TRITONCAM.COM



Outlook

Intent to Run

From Ann Sergent <sharonann48@gmail.com>

Date Tue 12/30/2025 9:51 PM

To Jupiter Lakes Villas Property Manager <jlvmgr@tritoncam.com>

My name is Ann Sergent-This is my intention to run for the Board of Directors of JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION . INC. at the election to be held February 12 , 2026-I am responsible for the accuracy of all the information included in this informational sheet- I have lived in the Villas for 37 years-have all the certifications required by the State to be a Board Member-Have been on the Board a few times including the last 2 terms-I found these last 2 years to be the most rewarding thanks to the other 4 Board Members -Especially our current President-The current Board has worked hard to help our community-and keeping our HOA fee lowered and several updates in our community- I hope to get your vote in 2026 Ann Sergent

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CANDIDATE SIGNATURE: _____



PRINT NAME: _____

James Squires

ADDRESS OF PROPERTY

@JLV: _____

431 Jupiter Lakes Blvd #2122D

TELEPHONE: _____

516-503-3840

INFORMATIONAL SHEET INCLUDED? _____

X

NO

DATE: _____

12-12-2025

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JLVMGR@TRITONCAM.COM

James Squires

James has served on the JLV COA Board for the past four years. As Secretary for two and the last two years as the President. Our group of volunteers has been dedicated to:

Protect, Maintain and Enhance the Community. Run it like a business.

The positive changes and enhancements to our community over the past four years are a testament to the current volunteer Board's hard work and commitment. Gaining an amenity with the Internet/TV services, installing high speed fiber optic infrastructure and giving Owner's budgets a substantial break with lower costs for otherwise expensive cable services.

This year for the third time we will have **e-Voting through Get Quorum**. So here are the names of the current Board Team that has been in place for several years. A vote for these four are votes to continue our reduction of Quarterly Fees and finding ways to save the COA money while enriching everyone's investment.

- James Squires – President
- Lori Elsbree – Vice President
- Ann Sergent – Secretary
- Ellen Heulitt – Treasurer

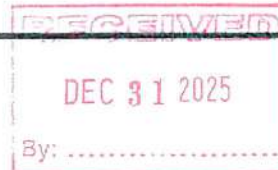
One outstanding person who submitted an "Intent to Run" is **Cheryl Pacitti**. Cheryl would be a great addition to the Board in the fifth seat. She would be an asset to our team due to her extensive accounting background working with FPL Nuclear division. Please read her information sheet when you consider your five votes. We are lucky to have someone with this remarkable skill set volunteering to join the COA Board.

Several former Board members (pre-2022) are seeking re-election. Their previous tenure was marked by controversial choices, including surprise special assessments of over \$1.2 million and decisions that imposed heavy costs on the community. Repairing the effects of these actions could take decades, and reintroducing divisive leadership could impede progress. Please vote with careful consideration of the long-term direction of our association.

I hope to have informed you correctly.

James Squires

The Villas at Jupiter Lakes envisions a community recognized for its relaxed and quiet charm. Our goal is to increase curb appeal, financial health, and a vibrant, neighborly spirit. We strive to be a model of condominium living in South Florida, where residents enjoy a relaxed lifestyle complemented by quiet respectful neighbors in a lush tropical environment.



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CANDIDATE SIGNATURE:

Barbara Vela

PRINT NAME:

BARBARA VELA

ADDRESS OF PROPERTY

@JLV:

431 Jupiter Lakes Blvd #2110C

TELEPHONE:

561-376-8925

INFORMATIONAL SHEET INCLUDED?

☒ YES

☐ NO

DATE:

December 29, 2025

PLEASE NOTE: IN ORDER TO BE A CANDIDATE, THIS NOTICE OF INTENT TO RUN FOR THE BOARD OF DIRECTORS MUST BE RECEIVED NO LATER THAN 5:00 P.M. ON SATURDAY, JANUARY 3, 2026

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JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
c/o Triton Property Management Office
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