

**COMPOSITE
EXHIBIT B**

Josee L. Goodwin

From: Sidney C. Calloway
Sent: Friday, November 3, 2023 9:48 AM
To: 'Melissa Alvarado'
Cc: 'Lauren Pruss'; 'Craig Southern'; Germaine Smith-Baugh Ed.D. (gsbaugh@ulbcfl.org); 'Sheryl Dickey'; 'Kersti Myles'; Josee L. Goodwin
Subject: FW: Urban League of Broward County, Inc. Invitation to Neighborhood Participation Meeting

Melissa,

Good morning. Please see the below response from Ms. Peterson.

Sidney

Sidney C. Calloway

Partner, Board Certified in Civil Trial Law | Shutts & Bowen LLP

Tel: (954) 847-3833

201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



Please note our new Fort Lauderdale office address.

From: wallisp@bellsouth.net <wallisp@bellsouth.net>
Sent: Friday, November 3, 2023 8:31 AM
To: Sidney C. Calloway <SCalloway@shutts.com>
Subject: RE: Urban League of Broward County, Inc. Invitation to Neighborhood Participation Meeting

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning-

Thank you for the information. I am planning to be in attendance and have registered for the meeting.

Best,
Wallis Peterson

From: Sidney C. Calloway <SCalloway@shutts.com>
Sent: Thursday, November 2, 2023 9:36 AM
To: 'wallisp@bellsouth.net' <wallisp@bellsouth.net>
Cc: 'Germaine Smith-Baugh Ed.D. (gsbaugh@ulbcfl.org)' <gsbaugh@ulbcfl.org>; Josee L. Goodwin <JGoodwin@shutts.com>; 'Melissa Alvarado' <melissaa@oaklandparkfl.gov>; 'Lauren Pruss' <lauren.pruss@oaklandparkfl.gov>; 'Craig Southern' <craig.southern@oaklandparkfl.gov>; 'Sheryl Dickey' <sdickey@dickeyinc.com>; 'Kersti Myles' <kmyles@ulbcfl.org>
Subject: Urban League of Broward County, Inc. Invitation to Neighborhood Participation Meeting

Dear Ms. Peterson,

Kindly note that the Urban League of Broward County, Inc. (“Urban League”), is inviting the attendance, participation and dialogue of you and your respective members and residents in a Neighborhood Participation Meeting whose primary purpose is to discuss the Urban League’s proposed mixed-income, mixed-use residential development of certain vacant and improved real property which is located at and described by the Broward County Property Appraiser under the following street addresses and folio numbers:

Address	Folio Number
2301 NW 26 th Street, Oakland Park, 33311,	494229000150
NW 27 Street, Oakland Park, 33311,	494229000170
NW 21 st Avenue, Oakland Park, 33311,	494229000181
NW 26 th Street, Oakland Park, 33311,	494229000182
2351 NW 26 th Street, Oakland Park,	494229410010

The Neighborhood Participation Meeting will be conducted on November 20, 2023 at 6:30 pm via a Zoom-based video web conference call. The scheduled date and meeting details for this Zoom based conference meeting are as follows:

Date: Monday, November 20, 2023

Time: 6:30 PM

Meeting Location: Zoom Virtual Meeting

Registration Link: https://oaklandparkfl.zoom.us/webinar/register/WN_Ggf00wN1Rs-ybOuW3ZVQ-w

Please confirm your attendance by a reply to this email. Should you have any questions, you may also reach me by telephone at (954) 847-3890.

Sincere regards,

Sidney

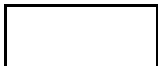
Sidney C. Calloway

Partner, Board Certified in Civil Trial Law | Shutts & Bowen LLP

Tel: (954) 847-3833

201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301

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Please note our new Fort Lauderdale office address.

Josee L. Goodwin

From: Sidney C. Calloway
Sent: Saturday, November 4, 2023 10:37 PM
To: Melissa gov>
Cc: Lauren Pruss; Craig Southern; Germaine Smith-Baugh Ed.D.; Sheryl Dickey; Josee L. Goodwin
Subject: Fwd: Urban League of Broward County, Inc., Invitation to Neighborhood Participation Meeting

Melissa,

Please see the message below from Dr Malcom Black.

Sidney

Sidney C. Calloway, B.C.S.
Board Certified, Civil Trial Law
Shutts & Bowen LLP
201 E. Las Olas Blvd
Suite 2200
Fort Lauderdale, FL 33301
O-(954) 847-3833
C- 954) 661- 8340

Begin forwarded message:

From: Malcolm Black <jazzyike@aol.com>
Date: November 4, 2023 at 6:03:00 PM EDT
To: "Sidney C. Calloway" <SCalloway@shutts.com>
Subject: **Re: Urban League of Broward County, Inc., Invitation to Neighborhood Participation Meeting**

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Malcolm Black hopes to attend

Sent from my iPhone

On Nov 2, 2023, at 9:25 AM, Sidney C. Calloway <SCalloway@shutts.com> wrote:

Dear Dr. Black and Commissioner Newbold,

Kindly note that the Urban League of Broward County, Inc. (“Urban League”), is inviting the attendance, participation and dialogue of you and your respective members and residents in a Neighborhood Participation Meeting whose primary purpose is to discuss the Urban League’s proposed mixed-income, mixed-use residential development of certain vacant and improved real property which is located at and described by the Broward County Property Appraiser under the following street addresses and folio numbers:

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Date: Monday, November 20, 2023

Time: 6:30 PM

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Registration Link: https://oaklandparkfl.zoom.us/webinar/register/WN_Ggf00wN1Rs-ybOuW3ZVQ-w

Please confirm your attendance by a reply to this email. Should you have any questions, you may also reach me by telephone at (954) 847-3890.

Regards,

Sidney

Sidney C. Calloway

Partner, Board Certified in Civil Trial Law | Shutts & Bowen LLP

Tel: (954) 847-3833

201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



Please note our new Fort Lauderdale office address.

Josee L. Goodwin

From: Felicia Strode <Felicia.Strode@fsresidential.com>
Sent: Friday, November 3, 2023 8:15 AM
To: Josee L. Goodwin
Subject: Re: Invitation to Urban League of Broward County, Inc. Neighborhood Participation Meeting

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning,

I have marked my calendar to attend. Thank you

FELICIA STRODE, LCAM
Community Association Manager

LAKEVIEW CLUB CONDOMINIUM ASSOCIATION

Cell phone: 954.554.5181

24/7 Customer Care Center: 866.378.1099

[Facebook](#) | [LinkedIn](#) | [YouTube](#)

From: Josee L. Goodwin <JGoodwin@shutts.com>
Sent: Thursday, November 2, 2023 2:32 PM
To: Felicia Strode <felicia.strode@fsresidential.com>
Cc: Sidney C. Calloway <SCalloway@shutts.com>; 'Germaine Smith-Baugh Ed.D. (gsbaugh@ulbcfl.org)' <gsbaugh@ulbcfl.org>; 'Melissa Alvarado' <melissaa@oaklandparkfl.gov>; 'Lauren Pruss' <lauren.pruss@oaklandparkfl.gov>; 'Craig Southern' <craig.southern@oaklandparkfl.gov>; 'Sheryl Dickey' <sdickey@dickeyinc.com>; 'Kersti Myles' <kmyles@ulbcfl.org>; 'scutti@gmail.com' <scutti@gmail.com>
Subject: Invitation to Urban League of Broward County, Inc. Neighborhood Participation Meeting

You don't often get email from jgoodwin@shutts.com. [Learn why this is important](#)

Ms. Strode,

It was a pleasure speaking with you. See below per our conversation.

Regards,

Josee L. Goodwin
Legal Assistant to Sidney Calloway | Shutts & Bowen LLP
Tel: (954) 847-3890
201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301
[E-Mail](#) | www.shutts.com



Please note our new Fort Lauderdale office address.

From: Sidney C. Calloway <SCalloway@shutts.com>

Sent: Thursday, November 2, 2023 9:31 AM

To: 'felicia.strode@fdresidential.com' <felicia.strode@fdresidential.com>; 'scutti@gmail.com' <scutti@gmail.com>

Cc: 'Germaine Smith-Baugh Ed.D. (gsbaugh@ulbcfl.org)' <gsbaugh@ulbcfl.org>; Josee L. Goodwin

<JGoodwin@shutts.com>; 'Melissa Alvarado' <melissaa@oaklandparkfl.gov>; 'Lauren Pruss'

<lauren.pruss@oaklandparkfl.gov>; 'Craig Southern' <craig.southern@oaklandparkfl.gov>; 'Sheryl Dickey'

<sdickey@dickeyinc.com>; 'Kersti Myles' <kmyles@ulbcfl.org>

Subject: Invitation to Urban League of Broward County, Inc. Neighborhood Participation Meeting

Dear Ms. Strode and Mr. Scutti:

Kindly note that the Urban League of Broward County, Inc. (“Urban League”), is inviting the attendance, participation and dialogue of you and your respective members and residents in a Neighborhood Participation Meeting whose primary purpose is to discuss the Urban League’s proposed mixed-income, mixed-use residential development of certain vacant and improved real property which is located at and described by the Broward County Property Appraiser under the following street addresses and folio numbers:

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Regards,

Sidney

Sidney C. Calloway

Partner, Board Certified in Civil Trial Law | Shutts & Bowen LLP

Tel: (954) 847-3833

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Josee L. Goodwin

From: Josee L. Goodwin
Sent: Thursday, November 2, 2023 2:32 PM
To: 'felicia.strode@fsresidential.com'
Cc: Sidney C. Calloway; 'Germaine Smith-Baugh Ed.D. (gsbaugh@ulbcfl.org)'; 'Melissa Alvarado'; 'Lauren Pruss'; 'Craig Southern'; 'Sheryl Dickey'; 'Kersti Myles'; 'scutti@gmail.com'
Subject: Invitation to Urban League of Broward County, Inc. Neighborhood Participation Meeting

Ms. Strode,

It was a pleasure speaking with you. See below per our conversation.

Regards,

Josee L. Goodwin

Legal Assistant to Sidney Calloway | Shutts & Bowen LLP
Tel: (954) 847-3890
201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301
[E-Mail](mailto:Josee.L.Goodwin@shutts.com) | www.shutts.com



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From: Sidney C. Calloway <SCalloway@shutts.com>
Sent: Thursday, November 2, 2023 9:31 AM
To: 'felicia.strode@fdresidential.com' <felicia.strode@fdresidential.com>; 'scutti@gmail.com' <scutti@gmail.com>
Cc: 'Germaine Smith-Baugh Ed.D. (gsbaugh@ulbcfl.org)' <gsbaugh@ulbcfl.org>; Josee L. Goodwin <JGoodwin@shutts.com>; 'Melissa Alvarado' <melissaa@oaklandparkfl.gov>; 'Lauren Pruss' <lauren.pruss@oaklandparkfl.gov>; 'Craig Southern' <craig.southern@oaklandparkfl.gov>; 'Sheryl Dickey' <sdickey@dickeyinc.com>; 'Kersti Myles' <kmyles@ulbcfl.org>
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Please confirm your attendance by a reply to this email. Should you have any questions, you may also reach me by telephone at (954) 847-3890.

Regards,

Sidney

Sidney C. Calloway

Partner, Board Certified in Civil Trial Law | Shutts & Bowen LLP

Tel: (954) 847-3833

201 East Las Olas Blvd., Suite 2200, Fort Lauderdale, FL 33301

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Please note our new Fort Lauderdale office address.

CALL CHART RE: ULBC NEIGHBORHOOD PARTICIPATION MEETING – NOVEMBER 20, 2023 AT 6:30PM

HOA	Contact	Phone	Email	Status
Lakeside Homeowners Association	Dr. Malcolm Black	954-296-9132	jazyike@aol.com	<p><u>Date/Time Called:</u> 11/2 @ 12:44pm</p> <p><u>Left Message:</u></p> <p><u>Person Spoken to:</u> Dr. Black</p> <p><u>Confirmed Attendance:</u> Will check his schedule and respond to the email.</p> <hr/>
	Letitia Newbold	954-605-4634	lnewbold@live.com	<p><u>Date/Time Called:</u> 11/2 @ 12:49pm</p> <p><u>Left Message:</u></p> <p><u>Person Spoken to:</u> Ms. Newbold</p> <p><u>Confirmed Attendance:</u> She hasn't checked her email yet. Will check and respond.</p> <hr/>
	Bertha Turner	954-513-8508	N/A	<p><u>Date/Time Called:</u> 11/2 @ 2:12pm</p> <p><u>Left Message:</u> YES</p> <p><u>Person Spoken to:</u></p> <p><u>Confirmed Attendance:</u></p> <hr/>
	Olivia Charlton (incoming President per t/c with Dr. Black on 11/2)	954-515-8834	OCharlton@homesfl.org	<p><u>Date/Time Called:</u> 11/3 @ 10:00am</p> <p><u>Left Message:</u></p> <p><u>Person Spoken to:</u> Ms. Charlton</p> <p><u>Confirmed Attendance:</u> YES</p>

CALL CHART RE: ULBC NEIGHBORHOOD PARTICIPATION MEETING – NOVEMBER 20, 2023 AT 6:30PM

HOA	Contact	Phone	Email	Status
Lakeview Homeowners Association	Felicia Strode	954-733-5372	felicia.strode@fsresidential.com	<p><u>Date/Time Called:</u> 11/2 @ 2:15pm</p> <p><u>Left Message:</u> Yes</p> <p><u>Person Spoken to:</u> Ms. Strode returned call, original email sent to wrong email address; forwarded same to correct email address shown in this chart, and advised she would be attending</p> <p>Confirmed Attendance: YES</p>
	Jared Scutti	585-738-8000	scutti@gmail.com	<p><u>Date/Time Called:</u> 11/2 @ 2:16pm</p> <p><u>Left Message:</u> Yes</p> <p><u>Person Spoken to:</u></p> <p><u>Confirmed Attendance:</u></p>
South Royal Palm Acres Homeowners Association	Ms. Wallis Peterson	954-632-5385	Wallisp@bellsouth.net	<p><u>Date/Time Called:</u> 11/2 @ 2:17pm</p> <p><u>Left Message:</u> Yes</p> <p><u>Person Spoken to:</u></p> <p>Confirmed Attendance: YES via email</p>
Lake Pointe Estates Homeowners Association	Michael Voss	954-714-3918	lakepointe209@gmail.com	<p><u>Date/Time Called:</u> 11/2 @ 2:18pm</p> <p><u>Left Message:</u></p> <p><u>Person Spoken to:</u> Mr. Voss</p> <p>Confirmed Attendance: Not attending</p>

CALL CHART RE: ULBC NEIGHBORHOOD PARTICIPATION MEETING – NOVEMBER 20, 2023 AT 6:30PM

HOA	Contact	Phone	Email	Status
Oaks at Oakland Forest Homeowners Association	Kristi Miller	954-344-5353	kristi@benchmarkpm.com	<p>Date/Time Called: 11/2 @ 2:27pm</p> <p>Left Message: Yes</p> <p>Person Spoken to:</p> <p>Confirmed Attendance:</p> <hr/>
	Lisa Iturrizaga	954-344-5353 ext 7245	lisa@benchmarkpm.com	<p>Lisa Iturrizaga is no longer with the company. Kristi Miller is the new property manager, per conversation with receptionist (option #5 when calling 954-344-5353)</p>

From: Melissa Alvarado <melissaa@oaklandparkfl.gov>
Sent: Wednesday, November 1, 2023 1:51 PM
To: Germaine Smith-Baugh <gsbaugh@ulbcfl.org>
Cc: Sidney C. Calloway <SCalloway@shutts.com>
Subject: City of Oakland Park - Neighborhood Participation Meeting HOA Contact Information

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Good Afternoon Germaine,

The neighborhood participation meeting date for **Monday, November 20, 2023 at 6:30 PM** has been confirmed and the City Commission has been notified. The next step of the process is to contact the closest HOAs and notify them of the meeting details. The HOA information is listed below as well as the Zoom meeting access information. We would like to ensure as much opportunity for participation as possible and kindly ask you to provide this information to each of the HOA representatives to share with their members.

I have also attached the Neighborhood Participation Meeting Guide that will need to be completed and submitted once the meeting has taken place.

We are required to post a notification of the neighborhood participation meeting at least two weeks prior to the scheduled meeting date with an additional 2-3 days to allow us enough time to release notices to the public.

Please contact the associations and reply that you have informed them of the meeting by **Friday, November 3, 2023 at 12:00 PM** to achieve this deadline.

We also need to ensure that contact was made, so please provide any email responses you receive from the HOAs or if you spoke with an HOA representative over the phone please send us an email to let us know as well.

Please feel free to contact us should you have any questions.

Date: Monday, November 20, 2023

Time: 6:30 PM

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HOA	Contact	Phone	Email
Lakeside Homeowners Association	Dr. Malcolm Black Letitia Newbold Bertha Turner	954-296-9132 954-605-4634 954-513-8508	jazzyike@aol.com lnewbold@live.com NA
Lakeview Homeowners Association	Felicia Strode Jared Scutti	954-733-5372 ext. 3 585-738-8000	felicia.strode@fdresidential.com scutti@gmail.com
South Royal Palm Acres Homeowners Association	Wallis Peterson	954-632-5385	wallisp@bellsouth.net
Lake Pointe Estates Homeowners Association	Michael Voss	954-714-3918	Lakepointe209@gmail.com
Oaks at Oakland Forest Homeowners Association	Lisa Iturrizaga	954-344-5353 ext. 7245	lisai@benchmarkpm.com

Kindly,

Melissa Alexandra
Administrative Aide
City of Oakland Park
Community & Economic Development
5399 N. Dixie Highway Suite 3,
Oakland Park, FL 33334
954-630-4423
melissaa@oaklandparkfl.gov
www.oaklandparkfl.gov



Please Note: Florida has very broad public records law. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may, therefore, be subject to public disclosure.