

WOODLANDS ESTATES HOA
ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

To All WOODLANDS ESTATES HOA Members,

The ANNUAL MEETING of WOODLANDS ESTATES HOA will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: THURSDAY, NOVEMBER 20TH, 2025 AT 6:00PM**
- **LOCATION: AMERITECH CLEARWATER OFFICE – LARGE CONFERENCE ROOM – 24701 U.S. Highway 19 N, Suite 102 Clearwater, FL 33763**

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Membership and Budget Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of Directors and conducting such other business as may lawfully be conducted.

Nominations for Directors can be self-nominated or can be taken from the floor. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated.

Agenda items are as follows:

Budget Meeting Agenda

1. Certify Quorum of the Board and Membership
2. Vote to Waive Financial Reporting
3. Vote to Roll Over Excess Funds
4. Board Approval of 2026 Annual Budget
5. **Adjournment**

Annual Meeting Agenda

1. Call to Order
2. Appoint Chairperson to the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election of New Directors
 - Call for Candidate Nominations from the Floor
 - Introduction of Candidates
 - Close of Nominations
 - Appointment of Persons to Assist in Counting Ballots
 - Casting of Ballot
7. New Business
 - Financial Report
 - Open Forum
 - Announcement & Seating of New Board
8. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

By Order of the Board of Directors,

Rosie Maisonet

ROSIE MAISONET, LCAM

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(Check out our website for the latest updates @ www.ameritechcompanies.com)

WOODLANDS ESTATES HOA

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME, and LOCATION:

- **DATE / TIME: THURSDAY, NOVEMBER 20TH, 2025 AT 6:00PM**
Immediately following the Annual Membership Meeting
- **LOCATION: AMERITECH CLEARWATER OFFICE – LARGE CONFERENCE ROOM –**
24701 U.S. Highway 19 N, Suite 102 Clearwater, FL 33763

Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
(1) President, (2) Vice President, (3) Treasurer, (4) Secretary
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

By Order of the Board of Directors,

Rosie Maisonet

ROSIE MAISONET, LCAM