

PINEWOOD VILLAGE CONDO ASSN., INC.

SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND 2026 BUDGET APPROVAL

To All PINEWOOD VILLAGE CONDO ASSN., INC. Members,

The ANNUAL MEETING of PINEWOOD VILLAGE CONDO ASSN., INC. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Tuesday, November 18, 2025 @ 7:00 PM
- **LOCATION:** The Clubhouse in Pinewood Village

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 Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. Please return your proxy as soon as possible unless you plan on attending the meeting. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor.

This year there will be an election held with three (3) candidates running for the Board which has two (2) open positions. Please select only two (2) individuals when marking your ballot. Now you can email your Ballot to ballots@pinewoodvillage.org. Please be sure to sign the ballot, however, by doing so you are waiving the secrecy of your ballot. Nominations cannot be taken from the floor. Immediately following the Annual Meeting, the Board will meet to briefly elect Officers.

Budget Meeting Agenda

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Certify Quorum of the Board and Membership
4. Vote to Waive Reserve Funding
5. Vote to Roll Over Excess Funds
6. Board and Membership Approval of 2026 Annual Budget
7. **Adjournment**

Annual Meeting Agenda

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies and Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Candidates Have Read and Agree to Abide by Association Documents
7. Election of Directors (2)
 - (a) Selection of 2 or 3 Non-Candidate Members to Count Ballots
8. Motion to close Ballot Box
9. Reports of Officers and Committees
10. New Business
 - a. Election Results
 - b. Open Forum
 - c. Announcement & Seating of New Board.
9. **Adjournment**

Mailed: November 4, 2025

BY ORDER OF THE BOARD OF DIRECTORS
BRETT NEWBY, LCAM