

**THIS IS A  
30 DAY MAILOUT  
REQUIREMENT**

# **EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN**

## **NOTICE OF 2026 BUDGET ADOPTION MEETING**

**To All EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN Members,**

The BUDGET MEETING of **EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, DECEMBER 9, 2025 AT 6:30 PM**
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC  
24701 US HIGHWAY 19N, SUITE 102  
CLEARWATER, FL 33763**

This Budget Adoption Meeting of the Association will be held for the purpose of final approval and adoption of the 2026 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2026 calendar year. We have enclosed a copy of the 2026 Proposed Budget for your review.

### **2026 Budget Meeting Agenda**

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Certify Quorum of Board and Membership
4. Proof of Notice of the Meeting
5. Vote to Waive Financial Reporting
6. Board Approval of 2026 Annual Budget
7. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS  
Ellyse Vosselmann, LCAM  
Community Association Manager

Mailed: November 7, 2025

**PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM**

**EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN**

**PROXY**

The undersigned owner(s) or designated voter of Address: \_\_\_\_\_ in **EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN** hereby appoints the Secretary of the Association or (fill in name) \_\_\_\_\_ as my proxyholder to attend the Budget Meeting of **EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN** to be held on **Tuesday, December 9, 2025 at 6:30 p.m. at Ameri-Tech Community Management Partners, LLC, 24701 US Highway 19N, Suite 102, Clearwater, FL 33763.** 00 The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

**GENERAL POWERS:** Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

\_\_\_\_\_ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

**LIMITED POWERS:** For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provide below:

\_\_\_\_\_ I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as I have indicated below:

**Financial Reporting Waiver:**

**I cast my vote to waive the requirement for a Audited financial statement for 2025 as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.**

\_\_\_\_\_ YES \_\_\_\_\_ NO

Signature of Owner or Designated Voter: \_\_\_\_\_ Signature of Co-Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBSTITUTION OF PROXYHOLDER**

The undersigned, appointed as proxyholder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above. \_\_\_\_\_ (Print Name)

Dated: \_\_\_\_\_ (Signature of Proxyholder)

**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.**

\*By voting “Yes” on the Financial Reporting, you waive performing a Review for 2025 which is what the Board of Directors recommends. Failure to say “Yes” will result in an audit being performed at a beginning cost of \$5,000.00.

### **VOTING BY PROXY**

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event you are not able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting “General Powers” on the Proxy, you authorize and instruct your proxyholder to use his/her best judgement on all matters which properly come before the meeting and for which general power may be used.
4. By selecting “Limited Powers” your proxyholder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate “yes” or “no” on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to 727-723-1101, or mailing to Ameri-Tech Community Management Partners LLC, 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed “Proxy Return Envelope”.** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delay in registration.
6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

**The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum**

**AFFIDAVIT OF MAILING OR HAND DELIVERING  
OF NOTICE TO UNIT OWNERS**

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

BEFORE ME, personally appeared **Ellyse Vosselmann and Laura Franzese** who after being duly sworn, deposes and says the Notice of Budget Meeting of **EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN** to be held **on Tuesday, December 9, 2025 at 6:30 p.m.** at **Ameri-Tech Community Management Partners, LLC, 24701 US Highway 19N, Suite 102, Clearwater, FL 33763** were mailed or hand delivered in accordance with applicable law. The Notices were mailed, and/or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association. (Copy Attached)

**EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN**

By: \_\_\_\_\_  
**Ellyse Vosselmann, Community Manager**

By: \_\_\_\_\_  
**Laura Franzese, Administrative Assistant**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By **Ellyse Vosselmann**, as Community Manager and **Laura Franzese**, as Administrative Assistant of **EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN**, a Florida not-for-profit corporation.

Personally Known \_\_\_\_\_ or

NOTARY PUBLIC – STATE OF FLORIDA

Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

Sign \_\_\_\_\_

Print \_\_\_\_\_