

EAST LAKE WOODLANDS UNIT FOUR ASSOCIATION, INC.

NOTICE OF 2026 BUDGET ADOPTION MEETING

November 18, 2025

To All EAST LAKE WOODLANDS UNIT FOUR ASSOCIATION, INC. Members,

The BUDGET MEETING of **EAST LAKE WOODLANDS UNIT FOUR ASSOCIATION, INC.**, will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: THURSDAY, DECEMBER 18, 2025 AT 7:00 P.M.**
- **LOCATION: THE LITTLE CLUBHOUSE
600 CARYL WAY, OLDSMAR, FL 34677**

and also by ZOOM:

<https://us02web.zoom.us/j/92566023939?pwd=IHqMo3DRWjDKbjOzB4Ylkodeb5Dqp6.1>

Meeting ID: 925 6602 3939 **Passcode:** 497158

This Budget 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 Meeting
3. Certify Quorum of Board
4. Proof of Notice of the Meeting
5. Open Forum
6. Vote to Waive the Financial Reporting
7. Board Approval of 2026 Annual Budget
8. Adjournment

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

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC

**24701 US Highway 19 N, Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax
(Check out our website for the latest updates @ www.ameritechcompanies.com)**

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

EAST LAKE WOODLANDS CONDOMINIUM UNIT FOUR ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated vote of Address: _____ in **EAST LAKE WOODLANDS CONDOMINIUM UNIT FOUR ASSOCIATION, INC.** 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 FOUR ASSOCIATION, INC.** to be held on **Thursday, December 18, 2025 at 7:00 p.m. at The Little Clubhouse, 600 Caryl Way, Oldsmar, FL 34677 and also by ZOOM <https://us02web.zoom.us/j/92566023939?pwd=IHqMo3DRWjDKbjOzB4Ylkodeb5Dqp6.1>** Meeting ID: 925 6602 3939 Passcode: 497158.

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 Reviewed 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 \$2,500.

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 that you might not be able to attend the meeting.
2. The proxy must be signed by all owners or voting representative of the unit.
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 a 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. Make sure you vote for the question on the proxy so your vote can be counted. Where the proxy form indicates "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.
6. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted, either by you or your proxy, by scanning and emailing it to evosselmann@ameritechmail.com or by hand-delivering or mailing the proxy to Ameri-Tech Community Management Partners, LLC, 24701 US Hwy 19N, Suite 102, Clearwater, FL 33763.** You are encouraged to submit your proxy in advance of the meeting, in order to avoid delay in registration.
7. 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.

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 FOUR ASSOCIATION, INC.** on **Thursday, December 18, 2025 at 7:00 p.m.** to be held at the **Little Clubhouse, 600 Caryl Way, Oldsmar, FL** and also by Zoom were mailed or hand delivered in accordance with applicable law. The Notices were mailed 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 FOUR ASSOCIATION, INC.

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 Four Association, Inc.**, a Florida not-for-profit corporation.

Personally Known _____ or
Produced Identification _____
Type of Identification _____

NOTARY PUBLIC – STATE OF FLORIDA

Sign: _____

Print: _____