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Agenda for Annual Meeting and Elections

Saturday, November 1, 2025 – 10:00a.m. – Polk County Sheriff's Office

Call Meeting to Order

- Pledge of Allegiance
- Reading and approval of the minutes from previous meeting

Board Member Election:

- Statement on election status:
 - We have two (2) seats up for election this year, but only received one (1) letter of intent from one current member. Therefore, an election is not needed, and the one (1) member will fill one (1) open seat of the three (3) open seats.
 - The two directors are Rachel Carlson and Don Oakes (*Seat 7 is also currently vacant)

Seat #	Name of Current Board Member	Term Expires in...
Seat 1	Daniel Stone	2027
Seat 2	Louis Karellas	2027
Seat 3	Don Oakes* (Open for election)	2025
Seat 4	Rachel Carlson* (Open for election)	2025
Seat 5	Debra King-Ferro	2026
Seat 6	Kim Keller	2026
Seat 7	Vacant (as of 09/20/2025)	2026

Regular Business:

- **Treasure Report - Rachel**
 - Review of 2025 financials
 - 2025/2026 Budget Review
 - Annual Dues:
 - Collection of non-payments (both previous and new fiscal years)
 - Number of outstanding balances as of today (both previous and new fiscal years)

Assessment Non-Payment Late Fees and Interest Fees

After a seven (7) day grace period, there will be a \$25.00 late fee assessed.

If the assessment is not paid by December 1, 2025, it will be interest from the date of delinquency at the rate of 12% per annum. All assessments which are not received by December 1, 2025 will be turned over to the Association's attorney for collection. Please refer to the Association's governing documents and Chapter 720, Florida Statute for additional information regarding the collection and consequences of all unpaid assessments.

- **Grounds & Landscaping**
 - Review of Projects from FY25
 - Project Scope for FY26
- **Architectural Review Board - Rachel**
 - Number of requests reviewed this year
 - Additional updates
- **Compliance/Violation Update – Louie**
 - Review/recap of overall violations issued
 - Additional updates
- **Ongoing Business**

New Business from Directors:

- TBD

Community Updates

Open it to residents for questions

- Residents may speak in the order of the sign-in sheet

< Adjourn Annual Meeting >

***Board of Directors Meeting following the annual meeting**

- Appointment/election of new officers (Executive Committee members)