

THE TOWNHOMES AT GLENBROOK HOMEOWNERS ASSN. INC.

ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

REVISED 14 DAY NOTICE

To All Townhomes at Glenbrook Homeowners Assn., Inc. Members,

- The ANNUAL MEETING of THE TOWNHOMES AT GLENBROOK HOMEOWNERS ASSN., INC. will be held at the following DATE, TIME and LOCATION:
- **DATE / TIME: Monday, November 13, 2023, at 7:00 PM**
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT, INC.
24701 US HWY 19 N, SUITE 102
CLEARWATER, FL 33763**

Please disregard the ballot that was recently sent to you in the Second Notice for the Annual Meeting. The proxies will still be counted, but election votes will not. All balloting will be done at the Annual Meeting. 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 & Membership
2. Vote to Waive Fully Funding the Reserves
3. Board Approval of 2024 Annual Budget
4. **Adjournment**

Annual Meeting Agenda

1. Call to Order
2. Proof of Notice of the Meeting
3. Certifying of Proxies & Establish Quorum
4. Read or Waive Minutes of Last Members' Meeting
5. Candidate Have Read and Agree to Abide by Association Documents
6. Election of 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. Motion to Close Ballot Box
8. New Business
 - Announcement & Seating of New Board
8. **Adjournment**

A quorum of Association Members (10%) 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.

Mailed: October 30, 2023

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM
COMMUNITY ASSOCIATION MANAGER

AMERI-TECH COMMUNITY MANAGEMENT, INC.

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