

**VILLA DEL MAR CONDOMINIUM ASSOCIATION, INC.**  
**SECOND NOTICE OF ANNUAL MEETING AND 2026 BUDGET APPROVAL**

**To All VILLA DEL MAR CONDOMINIUM ASSOCIATION INC. Members,**

The ANNUAL MEETING of VILLA DEL MAR CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:

- DATE / TIME: THURSDAY, DECEMBER 4, 2025, at 6:00 PM
- LOCATION: AMERI-TECH COMMUNITY MANAGEMENT - Conference Room  
24701 US HWY 19 N, SUITE 102, CLEARWATER, FL 33763
- ZOOM: Meeting ID: 858 3510 6754 / Passcode: 923661  
One tap mobile: +13052241968 / \*923661# US

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. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board. In accordance with State Statutes, the candidates running for office, by Proclamation, will become the Association's new Board of Directors. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor.

Agenda items are as follows:

**Budget Meeting Agenda**

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

**Annual Meeting Agenda**

1. Call to Order
2. Appoint Chairperson for 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
8. Reports of Officers and Committees
9. Unfinished Business
10. New Business
  - a. Open Forum
  - b. Seating of New Board
11. **Adjournment**

**The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.**

*By Order of the Board of Directors,*

*Corey Palmer*

Corey Palmer, LCAM  
Community Manager

Mailed: November 5, 2025