

SABAL POINTE TOWNHOMES POA, INC.

ANNUAL MEETING NOTICE

To All SABAL POINTE TOWNHOMES POA, INC. Members,

The of **SABAL POINTE TOWNHOMES POA, INC.** will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME: Thursday, January 22, 2026 at 6:00 PM**
- **LOCATION: Sabal Pointe Townhomes POA, Inc.
Pool Deck**

The purpose of the Annual Meeting is to elect directors and to conduct any other business, as permitted by Florida Statutes and the governing documents of the Association. This year there are Three (3) Openings for the Board of Directors. 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:

Annual Meeting Agenda

- Call to Order
- Proof of Notice of the Meeting
- Certifying of Proxies & Establish Quorum
- Read or Waive Minutes of Last Members' Meeting
 - Election of New Directors (3)
- Call for Candidate Nominations from the Floor
- Introduction of Candidates
- Close of Nominations
- Appointment of Persons to Assist in Counting Ballots
- Casting of Ballot
 - New Business
- Announcement & Seating of New Board
- Homeowner Comments
- **Adjournment**

A quorum of Association Members 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: January 2, 2026

BY ORDER OF THE BOARD OF DIRECTORS
ANDREW GEORGE, LCAM

**SABAL POINTE TOWNHOMES POA, INC.
BOARD OF DIRECTORS**

ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME: Thursday, January 22, 2026**
Immediately following the 6:00 PM Annual Membership Meeting

LOCATION: SABAL POINTE TOWNHOMES POA, INC.

Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

Mailed: January 2, 2026

BY ORDER OF THE BOARD OF DIRECTORS
ANDREW GEORGE, LCAM

"Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. (✓) _____ I, _____ hereby nominate myself as a candidate for election to the **SABAL POINTE TOWNHOMES POA, INC.** **Board of Directors.**

DATE: _____ **UNIT #:** _____

SIGNATURE: _____
(Signature of candidate)

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER _____

I am aware that the following requirements are expected from me if I am elected:

TRANSPARENCY ACT: As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

EDUCATION REQUIREMENT: Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

CERTIFICATION VALIDITY: The completion certificate is valid for 4 years.

RECURRING EDUCATION: Directors must complete the course every 4 years.

COURSE CONTENT: Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

CONTINUING EDUCATION: Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

RECORDKEEPING: Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM () AM NOT () enclosing an information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

Return to: **SABAL POINT TOWNHOMES POA, INC.**
C/O AMERI-TECH COMMUNITY MANAGEMENT, INC.
5434 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652