

HEATHER HILL APTS NO. 1 CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND 2026 BUDGET APPROVAL

To All HEATHER HILL APTS. NO. 1 CONDOMINIUM ASSOCIATION, INC. Members,

The ANNUAL MEETING of HEATHER HILL APTS. NO. 1 CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: MONDAY, DECEMBER 8, 2025 AT 10:00 AM**
- LOCATION: THE CLUBHOUSE**
- Via Zoom: Meeting ID: 858 0734 9291 Passcode: 263392**

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 Reserve Funding
4. Board Approval of 2026 Annual Budget
5. **Adjournment**

Annual Meeting Agenda

1. **Call to Order**
2. Appoint Chairperson to 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. New Business
 - a. Open Forum
 - b. Seating of New Board
10. **Adjournment**

November 19, 2025

BY ORDER OF THE BOARD OF DIRECTORS
BRETT NEWBY, LCAM

HEATHER HILL APTS. NO. 1 CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding an Organizational Meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME:** **MONDAY, DECEMBER 8, 2025**
 Immediately following the 10:00 AM Annual Membership Meeting

- **LOCATION:** **THE CLUBHOUSE**

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

BY ORDER OF THE BOARD OF DIRECTORS
BRETT NEWBY, LCAM

HEATHER HILL APTS. NO. 1 CONDOMINIUM ASSOCIATION, INC.

PROXY

(PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM)

The undersigned owner(s) or designated voter of Unit/Address _____ in **HEATHER HILL APTS. NO. 1 CONDOMINIUM ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or (fill in name), _____ as my proxyholder to **ATTEND** the Annual Membership and Budget Adoption Meeting of **HEATHER HILL APTS. NO. 1 CONDOMINIUM ASSOCIATION, INC.** to be held at on **MONDAY, DECEMBER 8, 2025 AT 10:00 AM at THE CLUBHOUSE.**

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 blanks provided below.

_____ I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as I have indicated below:

1. **Reserve Funding Waiver:**

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Do you want to **Waive Fully Funding** the reserve accounts and **NOT** fund the reserve requirements as stipulated on the attached 2026 budget that is required by §718.112(2)(t), Florida Statutes, for the next fiscal/calendar year?

_____ **YES** _____ **NO**
(Board recommended)

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.

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.

HEATHER HILL APTS. CONDOMINIUM ASSOCIATION, INC.

Annual Members Meeting

MONDAY, DECEMBER 8, 2025 AT 10:00 AM

2026 Board of Directors

Alphabetical order:

- | | | |
|-------------------------------------|------------------------|--------------------------|
| <input checked="" type="checkbox"/> | DANZI, CHARLES | (By proclamation) |
| <input checked="" type="checkbox"/> | MYERS, DAVID | (By proclamation) |
| <input checked="" type="checkbox"/> | WILLIAMS, JULIE | (By proclamation) |

NOTE: THE NUMBER OF CANDIDATES RUNNING FOR THE BOARD OF DIRECTORS DOES NOT EXCEED THE CURRENT VACANCIES EXISTING ON THE BOARD; THEREFORE, THE NAMES LISTED ON THIS FORM, BY PROCLAMATION, WILL BE HEATHER HILLS APTS. NO. 1 CONDOMINIUM'S 2026 BOARD OF DIRECTORS.

HEATHER HILL APTS NO. 1

39 Units

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 PROPOSED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$213,249	\$206,963	\$17,247
4900	Association Owned Unit	\$8,688	\$8,688	\$724
	TOTAL REVENUE	\$221,937	\$215,651	\$17,971
	OPERATING EXPENSES			
5010	Administrative	\$3,400	\$5,200	\$433
5015	Bank/Coupons	\$332	\$332	\$28
5030	Association Rented Units Maintenance	\$1,600	\$1,805	\$150
5300	Insurance (March)	\$88,000	\$88,000	\$7,333
5400	Lawn Service Contract	\$12,360	\$12,000	\$1,000
5600	Corporation Fee	\$90	\$90	\$8
5620	Bureau of Condo Fees	\$156	\$156	\$13
5700	Recreation / Master Fee	\$18,136	\$20,524	\$1,710
5800	Management Fee	\$9,000	\$9,000	\$750
5900	Professional - Legal	\$250	\$250	\$21
5910	CPA Services	\$475	\$525	\$44
6100	Building / Repair Maintenance	\$15,000	\$8,500	\$708
6140	Janitorial Services	\$1,200	\$1,800	\$150
7001	Electric	\$1,085	\$1,350	\$113
7002	Water / Sewer / Trash (City of Dunedin)	\$44,653	\$38,300	\$3,192
7005	Spectrum Bulk Cable Service	\$26,200	\$27,819	\$2,318
	TOTAL OPERATING EXPENSES	\$221,937	\$215,651	\$17,971
	RESERVES			
9010	Reserves Painting	\$0	\$0	\$0
9020	Reserves Paving/Seal Coat	\$0	\$0	\$0
9030	Reserves Roofing	\$0	\$0	\$0
9070	Reserves Carports	\$0	\$0	\$0
9100	Reserves Deferred	\$0	\$0	\$0
	Reserves Sewers/Plumbing	\$0	\$0	\$0
	TOTAL RESERVES	\$0	\$0	\$0
	TOTAL EXPENSES	\$221,937	\$215,651	\$17,971

\$0

YOUR MAINTENANCE FEES FOR 2026 WILL BE AS FOLLOWS

BLDG. NO / APT NO.	2026 MONTHLY FEE
E1, D2, D3,	\$462.52
E2	\$328.16
E3, G3, G4	\$343.09
E4, D4, G2	\$417.73
F2, I5, H1, H4, J3	\$432.66
F5, D1	\$447.59
I3, I4, J4, J5	\$358.02
F3, F4, I2, D5, G1, G5, H2, H3, J6	\$477.44
E5, F1, I6, I7, H5, J2, J7	\$492.37
I1, J1,	\$507.30

**RESERVE ANALYSIS
HEATHER HILL APTS NO. 1
JANUARY 1, 2026 - DECEMBER 31, 2026**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Budgeted Amount
Reserves Painting	\$50,000	\$0	12	2	\$50,000	\$25,000	\$0
Reserves Paving/Seal Coat	\$7,000	\$0	10	7	\$7,000	\$1,000	\$0
Reserves Roofing	\$300,000	\$0	20	14	\$300,000	\$21,429	\$0
Reserves Carports	\$90,000	\$0	50	19	\$90,000	\$4,737	\$0
Reserves Deferred		\$12,180					\$0

<u>TOTALS</u>	<u>\$447,000</u>	<u>\$0</u>		<u>\$447,000</u>	<u>\$52,165</u>	<u>\$0</u>
					\$4,347.12	

BLDG. NO / APT NO.	%	2025 MONTHLY FEE	2026 MONTHLY FEE WITHOUT CABLE	2026 MONTHLY CABLE	2026 MONTHLY FEE WITH CABLE	Decrease amount	2026 FULLY FUNDED MTHLY FEE
E1, D2, D3,	2.700%	\$476.84	\$403.07	\$59.44	\$462.52	\$14.32	\$579.89
E2	1.800%	\$336.56	\$268.72	\$59.44	\$328.16	\$8.40	\$406.41
E3, G3, G4	1.900%	\$352.14	\$283.64	\$59.44	\$343.09	\$9.05	\$425.68
E4, D4, G2	2.400%	\$430.08	\$358.29	\$59.44	\$417.73	\$12.35	\$522.06
F2, I5, H1, H4, J3	2.500%	\$445.67	\$373.22	\$59.44	\$432.66	\$13.01	\$541.34
F5, D1	2.600%	\$461.26	\$388.15	\$59.44	\$447.59	\$13.67	\$560.61
I3, I4, J4, J5	2.000%	\$367.73	\$298.57	\$59.44	\$358.02	\$9.71	\$444.96
F3, F4, I2, D5, G1, G5, H2, H3, J6	2.800%	\$492.43	\$418.00	\$59.44	\$477.44	\$14.99	\$599.16
E5, F1, I6, I7, H5, J2, J7	2.900%	\$508.02	\$432.93	\$59.44	\$492.37	\$15.65	\$618.44
I1, J1,	3.000%	\$523.61	\$447.86	\$59.44	\$507.30	\$16.31	\$637.72

↑
YOUR MAINTENANCE FEES EFFECTIVE JANUARY 1, 2026

HEATHER HILL APTS. CONDOMINIUM ASSOCIATION, INC.

Please Return to Ameri-Tech Community Management Partners, LLC.

24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763

E-mail: bnewby@ameritechmail.com

EMERGENCY CONTACT INFORMATION
FOR OWNER OR TENANT

PROPERTY ADDRESS _____ UNIT _____

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management Partners, LLC., c/o BRETT NEWBY.

Homeowners Name(s) _____

Resident Address _____ Unit _____

Mailing Address (if different) _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

Email _____ Cell # _____

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name _____ Phone _____

Mailing Address _____

Nearest Relative (in case of emergency)

Name _____ Phone _____

Mailing Address _____

TENANT(s), if applicable _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

E-mail _____ Cell # _____

Number of Person(s) occupying unit

Number of Pets (and type)

Adults(s) _____ Children _____

Dogs _____ Cats _____ Other _____

Vehicle(s) Make/Yr. Model

Color TAG Number

PLEASE SIGN AND DATE BELOW:

Owner Signature

Date

Co-Owner Signature (if applicable)

Date

☐ I give permission to share my personal information (phone numbers, e-mail & address) with other HEATHER HILL APTS. CONDOMINIUM ASSOCIATION, INC. owners.