

**AFFIDAVIT OF MAILING OR HAND DELIVERING
OF NOTICE TO UNIT OWNERS**

**STATE OF FLORIDA
COUNTY OF PINELLAS**

BEFORE ME, personally appeared **GLORIA REED** and **LISA ACKER** who after being duly sworn, deposes and says that Notice of Annual and Budget Adoption Meeting of **BAY POINTE VILLAS** to be held **MONDAY, NOVEMBER 24, 2025, at 6:00 PM** at **AMERI-TECH COMMUNITY MANAGEMENT, 24701 US HIGHWAY 19 N, SUITE 102, CLEARWATER, FL 33763** and via **ZOOM: Link: ZOOM/.US/JOIN Meeting ID: 882 1935 9043 / Passcode: 110926 One tap mobile +13052241968 / *110926# US** were emailed, mailed or hand delivered in accordance with applicable law. The Notices were mailed, or hand delivered to each unit owner at the address last furnished to the Association, as such addresses appear on the books of the Association. (Copy Attached)

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION

BY: *Gloria Reed, LCAm*
GLORIA REED, Community Manager

BY: *Lisa Acker*
LISA ACKER, Administrative Assistant

**STATE OF FLORIDA
COUNTY OF PINELLAS**

Sworn to and subscribed before me this *24th* day of *October*, 2025,

By **GLORIA REED**, as Community Manager, and **LISA ACKER**, as Administrative Assistant of
BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation.

Personally Known ☒ or

NOTARY PUBLIC – STATE OF FLORIDA

Produced Identification ☐

Type of Identification ☐

Sign *Corey Palmer*
Print *Corey Palmer*



BAY POINTE VILLAS CONDOMINIUM ASSOCIATION
SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS
AND 2026 BUDGET ADOPTION

To all BAY POINTE VILLAS Members,

The ANNUAL MEETING of BAY POINTE VILLAS will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Monday, November 24, 2025, at 6:00 PM
- **LOCATION:** Ameri-Tech Community Management Partners, LLC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763 and via
- **ZOOM:** Link: ZOOM/.US/JOIN Meeting ID: 882 1935 9043 / Passcode: 110926
One tap mobile +13052241968 / *110926# 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 Roll over Excess Funds
4. Board Approval of 2025 Annual Budget
5. **Adjournment**

Annual Meeting Agenda

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

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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**

By Order of the Board of Director,

Gloria Reed, LCAM

Gloria Reed, LCAM/ Community Manager

Mailed: October 24, 2025