

**LAS PALMAS TOWNHOMES HOA, INC.  
ANNUAL MEETING NOTICE & ELECTION OF DIRECTORS**

**To All LAS PALMAS TOWNHOMES HOA, INC. Members,**

The ANNUAL MEETING of LAS PALMAS TOWNHOMES HOA, INC. will be held at the following DATE, TIME, and LOCATION

- **DATE / TIME: SATURDAY, DECEMBER 06, 2025, AT 11:00 AM**
- **LOCATION: Ameri-Tech Community Management  
6415 1<sup>st</sup> Ave. S.  
St. Petersburg, FL 33707**

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the 2026 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.

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.

Agenda items are as follows:

**Budget Meeting Agenda**

1. Certify Quorum of the Board and Membership
2. Board Approval of 2026 Annual Budget
3. **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 & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election of New 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. New Business
  - Open Forum
  - Announcement & Seating of New Board
8. **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.

BY ORDER OF THE BOARD OF DIRECTORS  
JAMES MYRTHIL, LCAM

**AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC**

**24701 US Highway 19 N. Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax  
(Check out our website for the latest updates @ [www.ameritechcompanies.com](http://www.ameritechcompanies.com))**