HUNT RIDGE AT TALL PINES, INC.

ANNUAL MEETING NOTICE AND ELECTION OF DIRECTORS

To All HUNT RIDGE AT TALL PINES, INC. Members,

The ANNUAL MEETING of **HUNT RIDGE AT TALL PINES, INC.** will be held at the following DATE, TIME and LOCATION:

DATE / TIME: Monday, February 20, 2023 at 7:00 PM

• LOCATION: The Tall Pines Clubhouse

10930 Tall Pines Boulevard New Port Richey, FL 34655

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. 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:

- 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 (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
- 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.

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

Mailed: January 18, 2023

BY ORDER OF THE BOARD OF DIRECTORS

ANDREW GEORGE, LCAM

HUNT RIDGE AT TALL PINES, 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: Monday, February 20, 2023 at 7:00 PM
 Immediately following the 7:00 PM Annual Membership Meeting
- LOCATION: The Tall Pines Clubhouse 10930 Tall Pines Boulevard New Port Richey, FL 34655

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 18, 2023

BY ORDER OF THE BOARD OF DIRECTORS ANDREW GEORGE, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

HUNT RIDGE AT TALL PINES, INC. <u>PROXY</u>

The undersigned owner(s) or designated vote	e of Unit/ Address			
in HUN	T RIDGE AT TALL	. PINES. INC	. hereby appoints the	
Secretary of the Association or ATTEND the Annual Membership Meeting of	of HUNT RIDGE AT	TALL PINES	as my proxy-holder to	
Pines Clubhouse, 10930 Tall Pines Blvd., at 7:00 PM.	New Port Richey, I	-L 34655 ON	Monday, February 20, 2023	
The proxy- holder named above has the aut personally present, with power of substitution the membership, except that my proxy holder	n, including the estat	olishment of a	quorum, in all matters before	
GENERAL POWERS : You may choose to grant general powers. Check "General Powers" if you want your proxy holder 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 proxy holder 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.				
Signature of Owner or Designated Voter:	Signature of Co-O	wner	Date:	
Print Name:	Print Name		Date:	
	ON OF PROXY HOL			
The undersigned, appointed as proxy holder				
To substitute for me in voting the proxy set forth above. (Print Name)		Print Name)		
Dated:				
(Signature of Proxy-holder)				

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.

"NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS"

HUNT RIDGE AT TALL PINES, INC.

I, (print name)		, hereby place my name
in nomination as a ca	andidate for the Board of Directors. I (circ	ele one) am/am not enclosing an
information sheet ab	oout myself.	
I understand that I ar	n responsible for the accuracy of the info	ormation contained in the
Information Sheet.		
DATE:	SIGNATURE:	
City/State:		
I have read, unde	erstand, and agree to abide by the	e Association Documents.
this <u>Intent to Be a C</u> the meeting. Howe	<u>Candidate</u> form and mail it to Ameri-Te ever, nominations for the Board may a	uding those currently serving, may fill out ech Community Management, Inc. prior to also be taken from the floor the night of the Board will meet briefly to elect officers.
RETURN TO:	HUNT RIDGE AT TALL PINES, INC. AMERI-TECH COMMUNITY MANAGE 5434 Grand Blvd.	MENT, INC.

New Port Richey, FL 34683