

PINEBROOK TOWNE HOUSE ASSOCIATION, INC.

To All PINEBROOK TOWNE HOUSE ASSOCIATION, INC. Members,

The ANNUAL MEETING of PINEBROOK TOWNE HOUSE ASSOCIATION, INC. will be held at the following DATE, TIME, LOCATION and ALSO BY ZOOM

- DATE / TIME: Tuesday, December 30, 2025, at 7:00 PM
- LOCATION: Ameri-Tech Community Management Partners, LLC
6415 1st Ave. South, St. Petersburg, FL 33707
- ZOOM: Type into your desktop app or web browser: zoom.us/join
Meeting ID: 832 8347 8508 / Passcode: 020427
One tap Mobile: +13052241968 / *020427# US

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
 - 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 and Seating of New Board
8. Adjournment

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

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,

Corey Palmer

Corey Palmer, LCAM
Community Manager

Mailed: December 8, 2025