

SABAL POINTE TOWNHOMES POA, INC.

NOTICE OF 2026 BUDGET ADOPTION MEETING

To ALL SABAL POINTE TOWNHOMES POA, INC MEMBERS:

The BOARD BUDGET MEETING of SABAL POINTE TOWNHOMES POA, INC., will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME** **Thursday, December 18, 2025 at 5:30 PM**
- **LOCATION:** **Zoom Meeting**

Go to: ZOOM.US/JOIN Meeting ID: 814 8999 9810 Passcode: 008657

Additional Information: Zoom Meeting will be recorded

This Meeting of the Board of Directors will be held for the purpose of final approval and adoption of the 2026 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2026 calendar year. We have enclosed a copy of the 2026 Proposed Budget for your review.

Agenda items are as follows:

- 1. Call to Order**
2. Appoint Chairperson of the Meeting
3. Certify Quorum of Board and Membership
4. Proof of Notice of the Meeting
5. Vote to Roll Over Excess Funds
6. Board Approval of 2026 Annual Budget
- 7. Adjournment**

Mailed: December 2, 2025

**BY ORDER OF THE BOARD OF DIRECTORS
ANDREW GEORGE, LCAM**

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

SABAL POINTE TOWNHOMES POA, INC.
PROXY

The undersigned owner(s) or designated vote of Address _____ in **Sabal Pointe Townhomes POA, Inc.** hereby appoints the **Secretary** of the Association or _____ as my proxyholder to **ATTEND** the Budget Membership Meeting of **Sabal Pointe Townhomes POA, Inc.** to be held on **THURSDAY, DECEMBER 18, 2025 at 5:30 PM, VIA ZOOM - MEETING ID 814 8999 9810 Passcode: 008657.**

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: You may choose to grant General Powers, Limited Powers or Both. 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 blank(s) 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. Roll Over Excess Funds:

Do you want to **roll over** any excess funds in the 2025 calendar year into the 2026 budget, as a constructive return of capital to the membership consistent with IRS revenue ruling 70-604?

_____ **YES** _____ **NO**

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. (Print Name)

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.