

HUNTINGTON BY THE VILLAGE
ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

To All Huntington by the Village Members,

- The ANNUAL MEETING of HUNTINGTON BY THE VILLAGE will be held at the following DATE, TIME and LOCATION:
- **DATE / TIME: Thursday, November 16, 2023 at 7:00 PM**
- **LOCATION: Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618**

Enclosed with this notice is the 2024 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2024 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 director 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, if written permission has been given from the person being nominated.

Agenda items are as follows:

Budget Meeting Agenda

1. Certify Quorum of the Board and Membership
2. Vote to Roll Over Excess Funds
3. Board Approval of 2024 Annual Budget
4. **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 Director (2)
 - 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. Motion to Close Ballot Box
8. New Business
9. Open Forum
10. Announcement & Seating of New Board
11. **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: October 17, 2023

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

HUNTINGTON BY THE VILLAGE
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: Thursday, November 16, 2023 at 7:00 PM**
Immediately following the 7:00 PM Annual Membership Meeting

- **LOCATION: Carrollwood Cultural Center**
4537 Lowell Rd.
Tampa, FL 33618

Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

REGULAR BOARD MEETING TO FOLLOW ORGANIZATIONAL MEETING

Meeting Agenda to be posted at a later date.

Mailed: October 17, 2023

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

**“NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS”**

HUNTINGTON BY THE VILLAGE

I, (print name) _____, hereby place my name
in nomination as a candidate for the Board of Directors. I (circle one) **am/am not** enclosing an
information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in the
Information Sheet.

DATE: _____ SIGNATURE: _____

Unit Number: _____
Address: _____
City/State: _____
Telephone: _____

I have read, understand, and agree to abide by the Association Documents.

____ (INITIAL)

Anyone interested in running as a candidate, including those currently serving, may fill out
this Intent to Be a Candidate form and mail it to Ameri-Tech Community Management, Inc.

**RETURN TO: HUNTINGTON BY THE VILLAGE
 AMERI-TECH COMMUNITY MANAGEMENT, INC.
 5434 Grand Blvd.
 New Port Richey, FL 34652**

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

HUNTINGTON BY THE VILLAGE
PROXY

The undersigned owner(s) or designated vote of Unit/Address _____ in
HUNTINGTON BY THE VILLAGE hereby appoints the **Secretary** of the Association or
_____ as my proxy -holder to **ATTEND** the Annual Membership and Budget Meeting of
**HUNTINGTON BY THE VILLAGE to be held Thursday, November 16, 2023 at 7:00 PM at the Carrollwood Cultural
Center, 4537 Lowell Rd., Tampa, FL 33618**

The proxy- holder 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 proxy holder'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 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.

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 proxy holder to cast my vote in reference to the following matters as I have indicated below:

Roll Over Excess Funds:

Do you want to roll over any excess operating funds in the **2023** calendar year into the **2024** budget, as a constructive return of capital to the membership consistent with IRS rulings 70-604.

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

Signature of Owner or Designated Voter:

Signature of Co-Owner

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates _____

To substitute for me in voting the proxy set forth above. (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.

HUNTINGTON BY THE VILLAGE HOA
122 Units
January 1, 2024-December 31, 2024 Proposed Budget

ACCT	REVENUE	2023 Annual	2024 Proposed Annual	2024 Monthly Amount
4010	Unit Maintenance Fees	\$131,760	\$131,760	\$10,980
	TOTAL REVENUE	\$131,760	\$131,760	\$10,980
	OPERATING EXPENSES			
5010	Administrative Office	\$5,200	\$5,000	\$417
5020	Bank Coupons	\$2,000	\$1,200	\$100
5300	Insurance & D/O	\$8,000	\$14,000	\$1,167
5400	Lawn Service	\$36,000	\$33,600	\$2,800
5430	Grounds Maintenance	\$0	\$0	\$0
5600	State Corporation Fees	\$100	\$100	\$8
5610	Licenses, Taxes, Fees	\$500	\$500	\$42
5800	Management Fee	\$12,000	\$12,000	\$1,000
5900	Professional - Legal	\$3,000	\$3,000	\$250
6100	Repair / Maintenance - Building	\$2,000	\$2,000	\$167
6110	Repair / Maintenance - Entry Wall	\$0	\$0	\$0
6200	Pool / Spa Cleaning Contract	\$8,000	\$10,740	\$895
6210	Pool Repairs	\$2,500	\$1,000	\$83
6220	Pool Janitorial	\$4,200	\$4,200	\$350
	Pool Internet		\$1,620	\$135
7001	Electric	\$4,000	\$4,600	\$383
7002	Utilities - Water / Sewer	\$2,500	\$2,780	\$232
7900	Bad Debts	\$1,000		\$0
8000	Operating Contingency	\$2,700	\$1,843	\$0
	TOTAL OPERATING EXPENSES	\$93,700	\$98,183	\$8,028
	RESERVES			
9010	Reserves Painting	\$20,420	\$19,027	\$1,586
9020	Reserves Pool	\$1,500	\$2,550	\$213
9100	Reserves Deferred	\$16,140	\$12,000	\$1,000
	TOTAL RESERVES	\$38,060	\$33,577	\$2,798
	TOTAL EXPENSES	\$131,760	\$131,760	\$10,826
		\$0	\$0	

Maintenance Fees for 2024 will be \$90 per Month

**RESERVE ANALYSIS
HUNTINGTON BY THE VILLAGE HOA
JANUARY 2024 - DECEMBER 31 2024**

RESERVES	Current Replacement cost	Current Reserves through 1/1/24	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully funded amount	2024 Actual Budgeted Amount
Reserves Painting	\$140,000	\$6,808	7	7	\$133,192	\$19,027	\$19,027
Reserves Pool	\$30,000	\$27,450	15	1	\$2,550	\$2,550	\$2,550
Reserves Deferred		\$18,250				\$12,000	\$12,000

TOTALS \$170,000 \$52,508 \$135,742 \$33,577 \$33,577

HUNTINGTON BY THE VILLAGE

Please Return to Ameri-Tech Community Management, Inc.,
24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763
E-mail: mhatka@ameritechmail.com – 727-726-8000 Ext. 500

EMERGENCY CONTACT INFORMATION FOR OWNER OR TENANT

PROPERTY ADDRESS _____ UNIT _____

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management, Inc. c/o Magda Hatka.

Homeowners Name(s) _____

Resident Address _____ Unit _____

Mailing Address (if different) _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

Email _____ Cell # _____

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name _____ Phone _____

Mailing Address _____

Nearest Relative (in case of emergency)

Name _____ Phone _____

Mailing Address _____

TENANT(s), if applicable _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

E-mail _____ Cell # _____

Number of Person(s) occupying unit

Number of Pets (and type)

Adults(s) ____ Children _____

Dogs ____ Cats ____ Other ____

Vehicle(s) Make/Yr Model

Color TAG Number

PLEASE SIGN AND DATE BELOW:

Owner Signature

Date

Co-Owner Signature (if applicable)

Date

I give permission to share my personal information (phone numbers, e-mail & address) with other
HUNTINGTON BY THE VILLAGE owners.