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 19, 2026 at 7:00 PM**
- **LOCATION: Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL 33618**

Enclosed with this notice is the 2027 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2027 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 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. This year there are two (2) openings on the Board of Directors.

Agenda items are as follows:

Budget Meeting Agenda

1. **Call to Order**
2. Certify Quorum of the Board and Membership
3. Vote to Roll Over Excess Funds
4. Board Approval of 2027 Annual Budget
5. **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 Directors (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 Board will be held immediately following the Annual Meeting.

Mailed: October 20, 2026

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 19, 2026 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.

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

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 proxyholder to **ATTEND** the Annual Membership and Budget Meeting of **HUNTINGTON BY THE VILLAGE to be held Thursday, November 19, 2026 at 7:00 PM at the Carrollwood Cultural Center, 4537 Lowell Rd., Tampa, FL 33618**

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:

Roll Over Excess Funds:

Do you want to roll over any excess operating funds in the **2026** calendar year into the **2027** 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 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.

"Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. (✓) _____ I, _____ hereby nominate myself as a candidate for election to the **Huntington by the Village Board of Directors.**

DATE: _____ **UNIT #:**_____

SIGNATURE: _____
(Signature of candidate)

ADDRESS:_____

CITY/STATE:_____

TELEPHONE NUMBER _____

I am aware that the following requirements are expected from me if I am elected:

TRANSPARENCY ACT: As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

EDUCATION REQUIREMENT: Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

CERTIFICATION VALIDITY: The completion certificate is valid for 4 years.

RECURRING EDUCATION: Directors must complete the course every 4 years.

COURSE CONTENT: Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

CONTINUING EDUCATION: Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

RECORDKEEPING: Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM ( ) AM NOT ( ) enclosing an information sheet about myself.
I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

Return to: **HUNTINGTON BY THE VILLAGE**
C/0 AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.
5434 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652

HUNTINGTON BY THE VILLAGE HOA

122 Units

January1, 2027-December 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 Monthly Amount	2027 PROPOSED BUDGET	2027 Monthly Amount
4010	Unit Maintenance Fees	$139,476	$146,905	$12,242
	TOTAL REVENUE	**$139,476**	**$146,905**	**$12,242**
	OPERATING EXPENSES			
5010	Administrative Office	$5,873	$6,200	$517
5015	Website Compliance + Hosting	$1,410	$1,410	$118
5020	Bank Coupons	$1,200	$1,200	$100
5300	Insurance & D/O	$14,350	$15,600	$1,300
5400	Lawn Service Annual 5%	$35,400	$37,170	$3,098
5430	Grounds Maintenance/ trees	$4,000	$4,000	$333
5600	State Corporation Fees	$100	$100	$8
5610	Licenses, Taxes, Fees	$500	$500	$42
5800	Management Fee Exp 12/27 - 30 day notice	$12,000	$12,000	$1,000
5900	Professional - Legal	$1,500	$2,000	$167
6100	Repair / Maintenance - Building	$3,000	$3,000	$250
6110	Repair / Maintenance - Entry Wall			$0
6200	Pool / Spa Cleaning Contract	$12,175	$11,952	$996
6210	Pool Repairs	$2,000	$2,000	$167
6220	Pool Janitorial	$4,200	$4,200	$350
7001	Electric	$4,600	$4,000	$333
7002	Utilities - Water / Sewer	$2,500	$2,500	$208
7006	Wifi/Internet-Pool	$1,980	$1,700	$142
7900	Bad Debts	$0	$0	$0
8000	Operating Contingency	$1,500	$1,500	$125
	TOTAL OPERATING EXPENSES	**$108,288**	**$111,032**	**$9,253**
	RESERVES			
9010	Reserves Painting	$19,828	$24,213	$2,018
9020	Reserves Pool	$6,360	$6,660	$555
9100	Reserves Deferred	$5,000	$5,000	$417
	TOTAL RESERVES	**$31,188**	**$35,873**	**$2,989**
	TOTAL EXPENSES	**$139,476**	**$146,905**	**$12,242**
		$0		

Maintenance Fees for 2027 per motnth will be : $100

17 boxes

RESERVE ANALYSIS
HUNTINGTON BY THE VILLAGE HOA
JANUARY 2027 - DECEMBER 31 2027

RESERVES	Current Replacement cost	Current Reserves through 1/1/27	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully funded amount	2027 Actual Budgeted Amount
	3% inflation						
Reserves Painting	$148,320	$51,469	7	4	$96,851	$24,213	$24,213
Reserves Pool	$44,000	$37,340	16	1	$6,660	$6,660	$6,660
Reserves Deferred		$45,223				$5,000	$5,000
TOTALS	$192,320	$134,032 0			$103,511	$35,873	$35,873

HUNTINGTON BY THE VILLAGE

Please Return to Ameri-Tech Community Management Partners, LLC.
5434 Grand Boulevard, New Port Richey, FL 34652
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 Partners, LLC. 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

Adults(s) ____ Children _____

Number of Pets (and type)

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.