

RIVERSIDE ESTATES PROPERTY ASSOCIATION

NOTICE OF 2027 BUDGET ADOPTION MEETING

To ALL RIVERSIDE ESTATES PROPERTY ASSOCIATION MEMBERS:

The BOARD BUDGET MEETING of RIVERSIDE ESTATES PROPERTY ASSOCIATION will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME** **Thursday, November 19, 2026 at 7:00 PM**
- **LOCATION:** **Zoom Meeting**

Meeting ID: 854 8730 6080 Passcode: 752982

One tap mobile
+13052241968 US

Add'l Info: Meeting will be recorded

This Meeting of the Board of Directors will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 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 Waive Fully Funding the Reserves
6. Vote to Roll Over Excess Funds
7. Board Approval of 2027 Annual Budget
- 8. Adjournment**

Mailed: October 20, 2026

BY ORDER OF THE BOARD OF DIRECTORS
KRISTEN MARCHESE, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

**RIVERSIDE ESTATES PROPERTY ASSOCIATION
PROXY**

The undersigned owner(s) or designated vote of Address _____ hereby appoints the **Secretary** of the Association or _____ as my proxyholder to **ATTEND** the Budget Membership Meeting of **RIVERSIDE ESTATES PROPERTY ASSOCIATION** to be held on **THURSDAY, NOVEMBER 19, 2026 at 7:00 PM, VIA ZOOM MEETING ID : 854 8730 6080 Passcode: 752982.**

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. Reserve Funding Waiver:

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Do you want to **waive fully funding** the reserve accounts, and **partially** fund the reserve requirements as stipulated on the attached **2027** budget that is required by Florida Statutes for the next fiscal/calendar year?

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

2. Roll Over Excess Funds:

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

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owners or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxyholder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. By selecting "Limited Powers", your proxyholder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to 727-723-1101 or mailing to Ameri-Tech Community Management Partners, LLC., 5434 Grand Boulevard, New Port Richey, FL 34652 in the enclosed "Proxy Return Envelope".** You are encouraged to submit your proxy in advance of the meeting, in order to avoid delay in registration.
6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum.