



**SAN DE VANCE GOLF & TENNIS CLUB N.01
CONDOMINIUM ASSOCIATION**

SECOND NOTICE OF ANNUAL MEETING & ELECTION

November 7, 2025

To: All Association' Members:

Notice is hereby given, that the Annual Meeting & Election of the San de Vance Golf & Tennis Club N.01 Condominium Association, Inc. will be held on Tuesday, December 16, 2025 at 7:00 PM at the SDV clubhouse, contingent to a quorum of the membership being in attendance. Furthermore, since more than five (5) candidates submitted a notice of intent to run for the Board within the given deadline, an election will be held, with the purpose of electing five (5) members to the Board of Directors. An identification of agenda items is as follows:

AGENDA

1. Verification of Membership Quorum - Call to Order
2. Election proceedings: Tally and Certification of ballots
3. Announcement of the 5 (five) elected Directors
4. Adjournment

Enclosed is a ballot for the election of 5 (five) Directors, copies of all notices of intent to run and information sheets received, 1 small ballot envelope and 1 return envelope. Please make sure to vote for no more than 5 candidates, place your ballot inside the small ballot envelope and seal it, then put small ballot envelope inside return envelope. Do not put anything else inside the envelopes. Only 1 (one) designated voter for the unit writes full name, SDV address and sign the top left corner of the return envelope. Make sure no writings or signatures are on the ballot or small ballot envelope.

Following the election results, the newly elected Board of Directors will conduct an Organizational Meeting to appoint its Officers; such a meeting must take place within 10 days of the Annual Meeting date.

Best Regards,
Ivonne Zani, LCAM, for the Association



**SAN DE VANCE GOLF & TENNIS CLUB N.01
CONDOMINIUM ASSOCIATION**

**ANNUAL MEETING & ELECTION
DECEMBER 16, 2025 - 7:00PM**

BALLOT

1. Vote for up to five (5) candidates by placing an "X" next to their names.
2. You may vote for fewer than five (5), but not more than five (5). Overvotes will disqualify your ballot.
3. Do not write on or sign the ballot. Doing so will disqualify your vote.
4. Fold your completed ballot and place it in the small ballot envelope.
5. Do not write on the small ballot envelope.
6. Place the small envelope inside the return envelope, complete the top left section, and sign it. Only one owner's signature is required.

1. AFRICANO, PAUL ()

2. BREADY, PAMELA ()

3. DEMPS, ANTONIETTA "ANNIE" ()

4. NGUYEN, ALAN ()

5. LAVINTMAN, JOEL ()

6. MARGOLINA, VERONICA ()

7. SMITH, KAREN ()

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01**

I, Paul Africano, Owner of unit # 202 in Building # 250 hereby place my name in nomination as a candidate for the Board of Directors, and state that as of this date I am eligible to run for the Board, pursuant to Florida Statute 718.

I (circle one) am / ~~am not~~ enclosing, one 8 1/2" x 11" (only one side permitted) Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. I certify that I have read and understand to the best of my ability, the San de Vance Governing documents & amendments, Florida Condominium Statute 718 and Florida Administrative Code 617.

Date: 10/21/25

Sign: _____

Print: Paul Africano

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
2. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
3. YOU OWE ANY MONEY TO THE ASSOCIATION AT THE TIME YOU PLACE THIS NOTICE OR AT ANYTIME BEFORE THE ANNUAL MEETING.
4. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
5. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATIONS FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING

Paul Africano
280 NW 67th St #202

Greetings San De Vance Members,

My name is Paul Africano, and I am excited to announce that I am running again for a seat on the Board of Directors. I look forward to continuing to work harmoniously with fellow board members, volunteers, and the management team to ensure San De Vance remains a great place to live. For those who don't know me, I have been a proud resident of San De Vance since 2022 and have thoroughly enjoyed being part of this community.

Serving on board requires the ability to plan and manage budgets, oversee association finances, monitor maintenance and daily operations, implement ideas, and listen to the membership. My background in law enforcement has also helped me facilitate civil and productive discussions among members, which I believe is critical to effective governance.

I have served on the San De Vance Board for the past two years. During this time, we successfully managed the recent insurance renewal, lowering the premium significantly and minimizing the need for a special assessment. This experience has given me a clear understanding of the responsibilities and challenges involved in board service, and I believe I have the experience and temperament to continue contributing effectively.

My goals for the community include:

1. Keeping costs under control and making smart decisions regarding community upgrades.
2. Managing small projects in-house with our maintenance team to save money.
3. Planning for the future by funding capital improvements to minimize special assessments.
4. Organizing community activities, such as food truck events and other social gatherings.
5. Encouraging more community input and owner involvement in decision-making.

If you support my vision and goals for San De Vance, I would greatly appreciate your vote in the upcoming election.

Thank you for your consideration.

Sincerely,
Paul Africano

October 30 2025

NOTICE OF INTENT TO BE A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01

I, PAMELA BREADY NICHOLS Owner of unit # 204 in Building # 400 hereby place my name in nomination as a candidate for the Board of Directors, and state that as of this date I am eligible to run for the Board, pursuant to Florida Statute 718.

I (circle one) am ~~am not enclosing~~, one 8 1/2" x 11" (only one side permitted) Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. I certify that I have read and understand to the best of my ability, the San de Vance Governing documents & amendments, Florida Condominium Statute 718 and Florida Administrative Code 617.

Date: 10/28/25

Sign: Pamela Bready
Print: PAMELA BREADY NICHOLS

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
2. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
3. YOU OWE ANY MONEY TO THE ASSOCIATION AT THE TIME YOU PLACE THIS NOTICE OR AT ANYTIME BEFORE THE ANNUAL MEETING.
4. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
5. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATIONS FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING

Pamela Bready

400 Bldg.

Dear Neighbors,

My name is Pamela Bready, and I've had the privilege of serving on the Board of Directors at San De Vance for the past three years, most recently as your Secretary. It has been a rewarding experience working with my fellow board members and our management team to handle the many details that keep our community running smoothly, safe, and enjoyable for all residents.

Professionally, I am a full-time Graphic Designer, working remotely for a printing company based in New York. I've been in the design and printing industry for three decades, and I take pride in bringing creativity, organization, and attention to detail to everything I do — qualities that I also bring to my work on the board. In addition to my full-time role, I've worked part-time at Michaels on weekends for the past six years, where I continue to use my many years of experience in customer service and people relations — skills that come in handy when dealing with the varied needs of a diverse community like ours.

I moved to San De Vance in September 2015 to care for my mother, who was battling Alzheimer's disease, and I was her full-time caregiver until her passing in 2018. That time taught me patience, compassion, and the importance of community support — values that have shaped my approach to serving on the board. I have two adult children: a daughter, 31, who lives in New York, and a son, 29, who resides in California. Though they're far away, San De Vance has truly become my home and my extended family.

Over the years, I've seen our community evolve in many ways — with improvements, challenges, and changes that have made San De Vance what it is today. I believe there are many exciting opportunities ahead, and I would be honored to continue being part of the process — contributing to thoughtful decisions that maintain our property values, enhance our quality of life, and keep our neighborhood the warm and welcoming place we all love.

Thank you for your time, your trust, and your consideration. I would love to continue serving you and our community.

Sincerely,

Pam

October 31st, 2025

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01**

I, Annie Demps, Owner of unit # 206 in Building # 330 hereby place my name in nomination as a candidate for the Board of Directors, and state that as of this date I am eligible to run for the Board, pursuant to Florida Statute 718.

I (circle one) am / am not enclosing, one 8 1/2" x 11" (only one side permitted) Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. I certify that I have read and understand to the best of my ability, the San de Vance Governing documents & amendments, Florida Condominium Statute 718 and Florida Administrative Code 617.

Date: 10/27/2025

Sign: Annie Demps
Print: Annie Demps

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
2. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
3. YOU OWE ANY MONEY TO THE ASSOCIATION AT THE TIME YOU PLACE THIS NOTICE OR AT ANYTIME BEFORE THE ANNUAL MEETING.
4. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
5. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATIONS FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING

Antonietta (Annie) Demps
340 Bldg.

Dear Fellow Owners;

My name is Antonietta “Annie” Demps, and I am a proud new owner here in San De Vance, having purchased my unit last year. Although I am a recent resident, I bring with me a multitude of diverse professional and volunteer experience and a deep appreciation for what it means to live in a well-run community.

I was born in Italy and raised in Canada and moved to the United States about four decades ago in pursuit of new opportunities. I hold an accounting degree and CPA credentials, and my career has taken me across a wide range of industries — including banking, fashion, hospitality, and the steel sector. Currently, I serve as the Sales and Rental Manager at a five-star Class A RV resort, where I oversee operations, financial management, and guest relations.

Beyond my professional background, I’ve always believed strongly in giving back. Over the years, I have served on several homeowners’ association boards as well as professional business boards, experiences that have strengthened my understanding of leadership, teamwork, and community building.

This past year, I had the privilege of serving on the San De Vance Board, where I helped spearhead several long-overdue projects that improved the community’s operations and appearance. I am eager to continue serving — to help complete the work we’ve started, to maintain fiscal responsibility, and to support a positive, transparent, and cooperative environment for all residents.

I would be honored to continue contributing my financial acumen, managerial experience, and community spirit to ensure that San De Vance remains a place we’re all proud to call home.

Thank you for your consideration, sincerely.

Annie

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01**

I, ALAN NGUYEN, Owner of unit # 108 in Building # 280 hereby place my name in nomination as a candidate for the Board of Directors, and state that as of this date I am eligible to run for the Board, pursuant to Florida Statute 718.

I (circle one) am / am not enclosing, one 8 ½" x 11" (only one side permitted) Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. I certify that I have read and understand to the best of my ability, the San de Vance Governing documents & amendments, Florida Condominium Statute 718 and Florida Administrative Code 617.

Date: 10/24/2025

Sign: Alan Nguyen

Print: ALAN NGUYEN

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
2. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
3. YOU OWE ANY MONEY TO THE ASSOCIATION AT THE TIME YOU PLACE THIS NOTICE OR AT ANYTIME BEFORE THE ANNUAL MEETING.
4. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
5. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATIONS FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING

ALAN NGUYEN

Dear San De Vance Fellow Owners,

My name is Alan Nguyen, and for the past four years I've had the privilege of calling San De Vance home — a community that I value deeply. For the last three of those years, I've also had the honor of serving on your Board of Directors, working alongside other unit owners to help guide and strengthen the place we all share.

Professionally, I work in Information Systems for a global law firm, where I oversee financial, security, and technology operations. My background has given me a solid understanding of responsible budgeting, transparency, and long-term planning — skills that I've applied in my service to our community. Outside of work, I stay active in community service as Chancellor for the Knights of Columbus in Miami and as a member of my church's Finance Board.

Over the past few years, I've seen how far San De Vance has come — from critical maintenance projects and building upgrades to a renewed focus on financial stability. Our reserves are strong, our community is improving, and our commitment to maintaining a high standard of living remains clear.

But beyond budgets and buildings, what truly makes San De Vance exceptional are the people — neighbors who care, lend a hand, and take pride in where we live. That's what motivates me to continue serving.

I'm running again because I believe in the future of San De Vance. I want to help ensure that our progress continues — that we remain a well-managed, beautiful, and welcoming community where every resident feels proud to call home.

I would be honored to have your support to continue serving on the Board this year.

Thank you for your trust, your engagement, and for making San De Vance such a special place to live.

Warm regards,

Alan

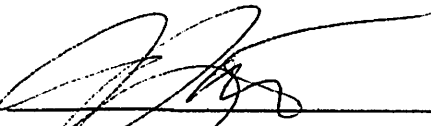
October 29 2025

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01**

I, JOEL LAVINTMAN, Owner of unit # 103 in Building # 330 hereby place my name in nomination as a candidate for the Board of Directors, and state that as of this date I am eligible to run for the Board, pursuant to Florida Statute 718.

I (circle one) am / am not enclosing, one 8 1/2" x 11" (only one side permitted) Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. I certify that I have read and understand to the best of my ability, the San de Vance Governing documents & amendments, Florida Condominium Statute 718 and Florida Administrative Code 617.

Date: 10/23/2025

Sign: 
Print: JOEL LAVINTMAN

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
2. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
3. YOU OWE ANY MONEY TO THE ASSOCIATION AT THE TIME YOU PLACE THIS NOTICE OR AT ANYTIME BEFORE THE ANNUAL MEETING.
4. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
5. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATIONS FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING

JOEL W. LAVINTMAN
612.940.0502 | jlavintman@gmail.com
330 NW 67th St., #103
Boca Raton, FL 33487



Hello neighbors.

My name is Joel Lavintman, and I am running for a position on the SDV Board of Directors. I will bring a balanced point of view to our association. I am asking for your vote.

After attending Carleton College, graduating from the University of Minnesota, and from Hamline University School of Law, I began practicing law in 1977 in the specialty of civil litigation. During the course of my practice, I have become a Court Referee in Minneapolis as well as a qualified Court Mediator and Arbitrator. I developed effective communication skills and an ability to collaborate with people. As a mediator, I help people on either side of a dispute to find common ground. In addition, I have learned how to make hard decisions fairly. I was the president and managing attorney of my own law practice for over 20 years, so I have experience in the details of developing and maintaining a business from the ground up.

I am a firm believer that volunteering is an excellent avenue to supporting our community. I have served on various boards in both a board-member position and as an officer, including Treasurer, Executive Vice President, and President.

My priorities for maintaining home values and community well-being are simple:

- Strive to make SDV a community that each member can take pride in.
- Communicate transparently about concerns, issues and topics of interest that affect our community.
- Encourage interest in community events, activities, or groups.
- Support the rules and regulations of our HOA to keep our community safe and secure.
- Maintain our grounds and infrastructure at a high level to keep our community looking beautiful.
- Ensure financial health and security by keeping our reserves at appropriate levels.
- Make every effort to keep our HOA fees as reasonable as possible.
- Work to make sure every resident is represented and given ample opportunity to provide input.

Thank you for your consideration.

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01**

I, Veronica Margolina, Owner of unit # 201 in Building # 320 hereby place my name in nomination as a candidate for the Board of Directors, and state that as of this date I am eligible to run for the Board, pursuant to Florida Statute 718.

I (*circle one*) **am / am not enclosing**, one 8 1/2" x 11" (*only one side permitted*) Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. I certify that I have read and understand to the best of my ability, the San de Vance Governing documents & amendments, Florida Condominium Statute 718 and Florida Administrative Code 617.

Date: 11/5/2025

Sign:

Print: Veronica Margolina

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
2. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
3. YOU OWE ANY MONEY TO THE ASSOCIATION AT THE TIME YOU PLACE THIS NOTICE OR AT ANYTIME BEFORE THE ANNUAL MEETING.
4. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
5. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATIONS FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING

Dear Unit Owner,

I would like to begin by thanking all of you for the opportunity to serve once again on the San de Vance board. During my previous tenure, it was a great pleasure getting to know many of you, helping strengthen our community, and seeing the pride our residents take in maintaining and improving the place we call home. The time I spent on the board was very rewarding, and I look forward to continuing that work together into 2026.

As many of you know, the board plays a vital role in the success of our association. I will continue to take direction from you, the owners, and ensure that your feedback helps guide our decisions. Your input matters, and I will always welcome your opinions while making decisions that reflect the best interests of our entire community.

As both a real estate professional and an owner here at San de Vance, I understand the importance of preserving and enhancing our property values while keeping our neighborhood a wonderful place to live. I have worked hard to bring our community closer together organizing events such as San de Vance Food Truck Nights to foster connection and fellowship among residents. I have also focused on adding amenities, beautifying common areas, and managing our finances responsibly to maintain long-term stability. I remain available to any unit owner with questions or concerns and continue to devote significant time to researching, soliciting bids, and meeting with contractors to ensure quality and accountability in the services provided to our community.

A bit about my background:

- Florida resident since 2002 and San de Vance unit owner since 2016
- Professional experience:
 - Real Estate Broker and Owner, Ocean Luxury Properties LLC, Boca Raton, FL (current)
 - Financial Portfolio Analyst
 - Home Acquisition Analyst
 - Senior Construction Estimator
- Education:
 - B.S. in Engineering Physics and Mathematics, Jacksonville University
 - M.B.A. with a concentration in International Business, Florida International University

I sincerely hope you will allow me the privilege of once again serving as your San de Vance board member.

Warm regards,

Veronica Margolina



**NOTICE OF INTENT TO BE A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
SAN DE VANCE GOLF & TENNIS CLUB CONDOMINIUM ASSOCIATION N.01**

I, KAREN M. Smith (PRUZNICK) Owner of unit # 108 in Building # 400 hereby place my name in nomination as a candidate for the Board of Directors, and state that as of this date I am eligible to run for the Board, pursuant to Florida Statute 718.

I (circle one) am / am not enclosing, one 8 1/2" x 11" (only one side permitted) Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. I certify that I have read and understand to the best of my ability, the San de Vance Governing documents & amendments, Florida Condominium Statute 718 and Florida Administrative Code 617.

Date: 10/25/2025

Sign: Karen M. Smith (Pruznick)
Print: Karen M. Smith (Pruznick)

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

1. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
2. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
3. YOU OWE ANY MONEY TO THE ASSOCIATION AT THE TIME YOU PLACE THIS NOTICE OR AT ANYTIME BEFORE THE ANNUAL MEETING.
4. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
5. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATIONS FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING

My name is Karen M Smith (Pruznick) and I am running for the San de Vance Board for 2026.

I have lived in the community 27 years, since December of 1998. I have previously served on the board, and I am actively involved in keeping San de Vance a lovely quiet community. I am active in what happens in Boca Raton with the city as well as the Beach, Recreation and Parks and the recent issues with North Park.

I am semi-retired, and a year-round resident of San de Vance and I know the property very well. I have worked with the many of the vendors, and I listen and take seriously any issues residents may have with their units, maintenance, etc.

My work experience:

Licensed Insurance and Securities Agent for Prudential Insurance Company for 15 years.

Flight Attendant for Continental/United Airlines for 25 years.