

San De Vance Golf & Tennis Club Condominium Association No. 1

MEMORANDUM TO THE MEMBERSHIP

Re: Annual Meeting, Board Election Process, and Board Continuation

This memorandum is provided to summarize the outcome of the Annual Meeting of the Membership and Board of Directors Election scheduled for December 16, 2025.

The Annual Meeting was properly notified in accordance with the Association's governing documents and Florida law. However, at the scheduled time of the meeting, a quorum of the membership was not present, as required by Article II, Section 2.2 of the Association's Bylaws (Membership Meetings) and Florida Statute §718.112(2)(c). As a result, and upon advice of Association legal counsel.

The Association's Attorney, D. Weber, Esq. was present by telephone for the entirety of the proceedings to oversee, verify, and confirm compliance with the Association's governing documents and applicable Florida law, including quorum verification, ballot review procedures, and the determination of the election outcome.

With respect to the Election of the Board of Directors, seven (7) qualified candidates timely submitted their notices of intent to run for five (5) open Board positions. In accordance with the Association's Bylaws and Florida Statute §718.112, the Second Notice of Annual Meeting, together with the ballot materials, provided detailed written instructions outlining the required steps for properly completing, signing, and returning ballots material so that they would be considered valid.

The Association received a total of forty-five (45) ballot envelopes. Following the verification process prescribed by Article II, Section 2.2 of the Bylaws (Election Procedures) and applicable Florida law, it was determined that twenty-one (21) ballots were valid, while the remaining envelopes were disqualified due to the absence of the required owner signature on the outer envelope, as clearly stated in the election instructions.

Because fewer than twenty percent (20%) of the total voting interests submitted valid ballots, no election could be conducted. Accordingly, pursuant to Article II, Section 2.2 of the Association's Bylaws and Florida Statute §718.112(2)(d)2, the existing Board of Directors continues in office for the ensuing term. The Board of Directors subsequently held an Organizational Meeting and elected officers for the upcoming term. More details on the proceedings can be found in the official minutes posted on the SDV website.

Sincerely,

San De Vance Golf & Tennis Club Condominium Association No.01

12/17/2025