

**San De Vance Golf & Tennis Club Condominium Association No. 1**  
**Official Minutes of the Annual Meeting of the Membership & Election**

**Date: December 16, 2025 - Time: 7:00 p.m.**

**Location: SDV Clubhouse**

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The Annual Meeting of the Membership was scheduled to be held on December 16, 2025, at 7:00 p.m. at the Associations' clubhouse.

**Attendance:**

Ivonne Zani, LCAM, Property Manager, Phoenix Management Services (in person)  
D. Weber, Esq., Association Counsel (via telephone)

**Annual Meeting**

At the scheduled time, the Property Manager verified that a quorum of the membership was not present, as required by the Association's Bylaws (*50% plus one of the total voting interests, equaling 87 units*).

Accordingly, upon advice of Association counsel, it was determined that the Annual Meeting of the Membership could not be called to order, pursuant to Article II, Section 2.2, Pag.2 of the Association's Bylaws and Florida Statute §718.112(2)(c).

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**Election of the Board of Directors**

The next order of business was the Election of the Board of Directors. As stated in the Second Notice of Annual Meeting, seven (7) qualified unit owners timely submitted their notices of intent to run for the Board of Directors for the 2026 term, to fill five (5) open director positions. As a result, an election was required.

The Association received a total of forty-five (45) outer envelopes. The Property Manager, with the assistance of two volunteer unit owners, proceeded to verify the outer envelopes, in accordance with statutory requirements.

Upon completion of the verification process, it was determined that:

- Twenty-one (21) outer envelopes were properly completed and signed by owners of record; and
- Twenty-four (24) outer envelopes were disqualified due to the absence of the required owner signature.

Consequently, because fewer than twenty percent (20%) of the total voting interests submitted valid ballots, no election could be conducted. In such case, pursuant to Article II, Section 2.2, page 2 of the Association's Bylaws and Florida Statute §718.112(2)(d)2, the existing Board of Directors rolled over for the subsequent term.

Association counsel addressed the membership in attendance and confirmed that the election process was conducted in compliance with the Association's governing documents and applicable Florida law, and that the resulting outcome was legally valid.

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#### Organizational Meeting of the Board of Directors

At 8:15 p.m., Property Manager Ivonne Zani, LCAM, called the Organizational Meeting of the Board of Directors to order for the purpose of electing officers. Association counsel attended the meeting as well.

Following nominations and voting, the officers for the ensuing term were elected as follows:

- President: Paul Africano
- Vice President: Alan Nguyen
- Treasurer: Antonietta Demps
- Secretary: Pamela Bready
- Director: Magda Pyrek

With no further business to come before the Board, the Organizational Meeting was adjourned at 8:25 p.m.

*NOTE: The Association's attorney, D.Weber, Esq., attended the proceedings by telephone for the entirety of the above mentioned meetings for the purpose of overseeing, verifying, and confirming compliance with the Association's governing documents and applicable Florida law, including quorum requirements, election procedures, ballot verification, and the resulting determination that no election could be conducted.*

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Respectfully submitted,

Ivonne Zani, LCAM

Date: December 17, 2025