



December 3, 2025

Dear Owners and Neighbors,

Earlier this week, after consulting with the Association's legal counsel, the Board of Directors identified a procedural deficiency in the 2014 Board Meeting Minutes regarding the implementation of the Association's staggered two-year term system, which departed from the one-year term provided for in the Association's Bylaws. The staggered two-year term system that has been utilized by the Association since the 2015 election cycle was approved by the 2014 Board; however, the Board did not obtain the requisite written approval of at least 66 2/3% of all unit owners, as required in the Bylaws.

To protect the integrity of the election process and ensure full compliance with the governing documents, the Board has decided to cancel the Annual Meeting currently scheduled for December 9, 2025. Instead, Management will send a new statutory 60-day notice for a rescheduled Annual Meeting to be held in February 2026. The purpose of the rescheduled Annual Meeting will be to conduct an election for all five Board seats, each for a one-year term.

The regularly scheduled Board of Directors meeting will still be held on December 9, 2025, at 6:00 p.m. Your attendance and participation are encouraged, and refreshments and holiday festivities will be served. The agenda for the regular Board meeting will include, among other items, consideration of the proposed E-Bike resolution and the annual budget as previously noticed.

We appreciate your understanding and support as we take these corrective steps to ensure a fair and transparent election for our community. We apologize for any inconvenience this may cause, and maintaining your confidence in the Association's governance is our top priority.

Very truly yours,

Board of Directors

Summer House in Old Ponte Vedra