

MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION.

SECOND NOTICE OF ANNUAL MEETING, ELECTION OF DIRECTORS AND 2026 BUDGET APPROVAL

To All MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION. Members,

The BUDGET & ANNUAL MEETING of MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** MONDAY, DECEMBER 8, 2025, AT 5:00 PM
- **LOCATION:** AMERITECH COMMUNITY MGMT PARTNERS, LLC
24701 US HWY 19 N, SUITE 102,
CLEARWATER, FL 33763

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice are the Agendas for the Budget & Annual Meetings and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board. In accordance with State Statutes, the candidates running for office, by Proclamation, will become the Association's new Board of Directors. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor.

Agenda items are as follows:

Budget Meeting Agenda

1. Call to Order
2. Certify Quorum of the Board and Membership
3. Vote to Roll Over 2025 Excess Funds to 2026 Operating
4. Board Approval of 2026 Annual Budget
5. **Adjournment**

Annual Meeting Agenda

1. Call to Order
2. Proof of Notice of the Meeting
3. Certifying of Proxies and Establish Quorum
4. Read or Waive Minutes of Last Members' Meeting & Motion to Approve
5. Candidates Have Read and Agree to Abide by Association Documents
6. Election of Directors
7. Reports of Officers and Committees
8. Unfinished Business
9. New Business
 - a. Open Forum
 - b. Seating of New Board
10. **Adjournment**

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting

BY ORDER OF THE BOARD OF DIRECTORS
RONNY DUNNER, LCAM

**MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION.
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING**

NOTICE is hereby given that the Board of Directors is holding an Organizational Meeting at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** **DECEMBER 8, 2025**
 Immediately following the 5:00 PM Annual Membership Meeting

- **LOCATION:** **AMERI-TECH COMMUNITY MANAGEMENT 24701 US HWY 19 N, SUITE**
 102, CLEARWATER, FL 33763

Agenda

1. Call to Order
2. Appoint a Chairperson of the Meeting
3. Appoint Officer Positions
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
RONNY DUNNER, LCAM

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 owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which General power may be used.
4. By selecting "Limited Powers", your proxy holder 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. 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope".** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, 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.

MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION.
LIMITED PROXY
(PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM)

The undersigned owner(s) or designated voter of Unit/Address _____
in **MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION.** hereby appoints the **Secretary** of the
Association or (fill in name), _____ as my proxy-holder to **ATTEND**
the Annual Membership and Budget Meeting of **MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION.**
to be held at on **MONDAY, DECEMBER 8, 2025, AT 5:00 PM** at **AMERI-TECH COMMUNITY**
MANAGEMENT PARTNERS, LLC. 24701 US HWY 19 N, SUITE 102, CLEARWATER, FL 33763 The
proxy- holder 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 proxy holder'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 proxy holder 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 proxy holder 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 proxy holder to cast my vote in reference to the following
matters as I have indicated below:

ROLL OVER 2025 EXCESS FUNDS TO 2026 OPERATING

Should the Association roll over any surplus funds (excess of Association revenue over Association
expenses) in the 2025 operating account into the 2026 operating account?

YES

(Board recommended)

NO

Signature of Owner or Designated Voter: _____

Signature of Co-Owner _____

Date: _____

Print Name: _____

Print Name: _____

Date: _____

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates

_____ Print Name

To substitute for me in voting the proxy set forth above.

Dated: _____

(Signature of Proxy-holder)

**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.**

MORNINGSIDE EAST III CONDOMINIUM, INC

158 Units

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 PROPOSED ANNUAL	2026 PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$596,084	\$596,084	\$49,674
4400	Interest	\$0	\$0	\$0
4500	Application Income	\$500	\$1,000	\$83
4600	Rental Income	\$44,570	\$54,000	\$4,500
4700	Laundry Income	\$5,000	\$9,000	\$750
	TOTAL REVENUE	\$646,154	\$660,084	\$55,007
	OPERATING EXPENSES			
5010	Copies / Printing / Supplies	\$6,500	\$7,800	\$650
5030	Coupons/Lockbox	\$1,343	\$1,343	\$112
5020	Stevens & Stevens Storage 12 boxes	\$405	\$540	\$45
5015	Website	\$750	\$750	\$63
5300	Insurance & Appraisal	\$230,000	\$220,000	\$18,333
5400	Lawn Service	\$10,200	\$10,200	\$850
5430	Pest Control	\$7,500	\$6,000	\$500
5610	License & Fees	\$472	\$475	\$40
5620	Division Fees	\$632	\$632	\$53
5800	Management Fee Exp. 12/28 - 30 day notice	\$19,800	\$21,600	\$1,800
5900	Legal	\$2,000	\$2,000	\$167
5920	Income Tax prep / Audit	\$500	\$5,000	\$417
6100	Repair / Maintenance - Building	\$22,254	\$35,000	\$2,917
6110	Repair / Maintenance - Plumbing	\$5,000	\$5,000	\$417
6125	Fire Alarm Monitoring / Repairs	\$7,500	\$10,000	\$833
6170	F/C Unit Repairs	\$1,000	\$1,500	\$125
6200	Pool - Maintenance Contract	\$9,450	\$9,450	\$788
6210	Pool - Repairs / Permits	\$1,500	\$1,500	\$125
6400	Payroll	\$15,000	\$0	\$0
6610	Taxes - Real Estate Property	\$4,000	\$5,000	\$417
7000	Electric	\$15,000	\$15,000	\$1,250
7002	Water	\$70,000	\$110,000	\$9,167
7003	Sewer	\$90,000	\$100,000	\$8,333
7004	Trash Removal	\$38,000	\$36,000	\$3,000
7007	Gas	\$1,000	\$2,600	\$217
	TOTAL OPERATING EXPENSES	\$559,806	\$607,390	\$50,616
	RESERVES			
9100	Pooled Reserves	\$86,348	\$33,038	\$2,753
9100	Reserves Deferred	\$0	\$19,656	\$1,638
	TOTAL RESERVES	\$86,348	\$52,694	\$4,391
	TOTAL EXPENSES	\$646,154	\$660,084	\$55,007
			\$0	

2026 FEES

	2026 Monthly Fee Amount
1 Bedroom	\$293.07
1 Bedroom Deluxe	\$337.93
2 Bedroom	\$418.45

MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION

Annual Members Meeting
MONDAY, DECEMBER 8, 2025, AT 5:00 PM

2026 Board of Directors

Alphabetical order:

- | | | |
|--------------------------|-----------------|-------------------|
| <input type="checkbox"/> | Ayo, Andrew | (By Proclamation) |
| <input type="checkbox"/> | Bassolino, Mary | (By Proclamation) |
| <input type="checkbox"/> | Jacobsen, Elena | (By Proclamation) |

NOTE: THE NUMBER OF CANDIDATES RUNNING FOR THE BOARD OF DIRECTORS DOES NOT EXCEED THE CURRENT VACANCIES EXISTING ON THE BOARD; THEREFORE, THE NAMES LISTED ON THIS FORM, BY PROCLAMATION, WILL BE MORNINGSIDE EAST III CONDOMINIUM ASSOCIATION'S 2026 BOARD OF DIRECTORS.

