

WINDEMERE HOMEOWNERS ASSOCIATION INC

ANNUAL MEMBERS MEETING

May 15, 2026

Meeting: The Annual Meeting and Election of Directors of the Association will be held on Friday, May 15, 2026, at 6:00 p.m., at the East Lake Fire Rescue, at 3375 Tarpon Lake Blvd., Palm Harbor, Florida 34685, and via Microsoft Teams.

<https://teams.microsoft.com/meet/270888790289?p=2fyY65aCdm1UwPp20S>

Proxy: In the event that you are unable to attend the meeting, please execute your Proxy to ensure the necessary quorum of owners is established. Proxy information and instructions for completing the Proxy are on the reverse side of the blue Proxy form.

Board Candidates: A property owner (or other eligible person) desiring to be listed as a candidate on the election ballot must submit written notice to the Secretary of the Association stating his/her intent to do so. Notification must be received by the Association no later than **May 14, 2026**. Instructions for completing and submitting the written notice are on the enclosed Notice of Intent to be a Candidate form.

Questions: For additional information, please contact your association's Community Care Team:

Phone: 727-799-8982
Email: tampabay@sentrymgt.com

Additional Information: There will be an organizational meeting of the new board for the purpose of electing officers immediately following the Annual Meeting.

Enclosures: Cover Letter
Notice of Intent to be a Candidate form
Proxy (Blue Document)
Proxy Return Envelope (Double Window Envelope)
Cover page (with Blue Return Address Slip)

May 2026

Dear Windemere HOA Owners,

We have HOA board members completing their terms and rotating off the board, creating new opportunities for Windemere owners to step forward and help lead our community. We encourage you to consider serving on the Board of Directors or our ARC committee.

Why serve on the Board?

Board members oversee budgets, common areas, vendor contracts, and community standards — directly influencing property values and quality of life at Windemere. No prior experience is required, only a commitment to your community. Windemere maintains a board of three people.

- Protect and enhance your property investment
- Bring fresh ideas and influence key community decisions
- Gain experience in leadership, finance, and governance

Consequences of an HOA Association without a functioning board. Under Chapter 720, Florida Statutes, if an HOA board becomes unable to function, the association risks:

- Court-appointed receivership — a judge can appoint a receiver to manage the association's affairs, at significant cost to the homeowners, including Receiver fees.
- Inability to conduct business
- Could lose corporate status — making the individual unit owner responsible for the debts of the association
- Damage to property value

Committees are another way to participate and are open to all homeowners. Our **Architectural Review Committee (ARC)** - reviews exterior modification applications to maintain community standards.

Why it matters

A fully seated board is essential to the Association's ability to operate, maintain community standards, and protect every owner's investment. Your participation ensures Windemere remains a well-managed, thriving community.

To express interest in a board seat or committee role, or to learn more, please contact **Karen Guider** at kguider@sentygmt.com. Candidate applications are attached and available on our community website at <https://windemere34685.com>.

We look forward to seeing you at the Annual Meeting. Your vote and your voice matter.

Sincerely,

The Management Team

On Behalf of the Windemere HOA Board of Directors