

# TUSCANY BY THE SEA CONDOMINIUM

## SECOND NOTICE OF ANNUAL MEETING AND ELECTION OF DIRECTORS

To All TUSCANY BY THE SEA CONDOMINIUM ASSOCIATION, INC Members,  
The ANNUAL MEETING of TUSCANY BY THE SEA CONDOMINIUM ASSOCIATION, INC, will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** MONDAY, JANUARY 13, 2025 AT 10:00 AM
- **LOCATION:** Ameri-Tech Community Management  
24701 US Highway 19N, Suite 102  
Clearwater, FL 33763

### ZOOM

Zoom.us/join or

Us02web.zoom.us/j/84809081859?pwd=v6SmUz6p1IPYlaucusIVeol4ms301.1

Meeting ID: 848 0908 1859

Passcode: 862173

Enclosed with this notice is the Agenda for the Annual Meeting, 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.

There are currently four (4) positions open on the 2025 Board of Directors. Since no more intents were received than needed to fill the positions, those individuals will be placed on the Board by Proclamation. Nominations cannot be made from the floor. Following the Annual Meeting, the Board will meet briefly to elect Officers.

Agenda items are as follows:

1. Call to Order
2. Appoint Chairperson to the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read, Waive and Approve Minutes of Last Members' Meeting
6. Reports of Officers and Committees
7. Unfinished Business
8. New Business
  - a. Open Forum
  - b. Seating of New Board
9. **Adjournment**

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

## BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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

**Mailed: DECEMBER 13, 2024**

**BY ORDER OF THE BOARD OF DIRECTORS  
TIM HENDRIX, LCAM**

**PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM**

**TUSCANY BY THE SEA CONDOMINIUM  
PROXY**

The undersigned owner(s) or designated vote of unit/address \_\_\_\_\_  
in **TUSCANY BY THE SEA CONDOMINIUM ASSOCIATION, INC**, hereby appoints the **Secretary** of the  
Association or (fill in name), \_\_\_\_\_ as my proxyholder to **ATTEND** the  
Annual Membership Meeting of **TUSCANY BY THE SEA CONDOMINIUM ASSOCIATION, INC**, to be held  
on **MONDAY, JANUARY 13, 2025 AT 10:00 AM** at the **TUSCANY BY THE SEA**

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.

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

Dated: \_\_\_\_\_  
\_\_\_\_\_ (Signature of Proxyholder)

**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.**