QUALIFIED PROPERTY MANAGEMENT INC.

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FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.
NOTICE OF ANNUAL MEETING
BOARD ELECTION
BOARD ORGANIZATIONAL MEETING

DATE: **TUESDAY, December 8, 2026**
TIME: **7:00 pm - sign in starts at 6:30 pm**
PLACE: **8700 Pavilion Drive, Hudson, 34667**

ANNUAL MEETING AGENDA

- Establishing a Quorum – 25% or 90 members required (in person or via proxy)
- If Quorum is Established – Call to Order
- Proof of Notice of Meeting
- Approval of Minutes of Previous Annual Meeting
- Candidates introduction
- Elections – Counting of Ballots (if necessary)
- Vote to Roll funds to 2027
- Seat 2027 Board
- New Business
- Open floor for comments
- Adjournment
- If Quorum is Not Established – The Board may reschedule the meeting at the Boards' Discretion.

Board Organizational Meeting

AGENDA

Establish a Board quorum

Call to Order

Board elect Officers

Adjourn

NINE (9) of your **NINE** Board of Director's positions are available for election.

An intent to run for the Board is enclosed in this mailing.

MEMBER OF community ASSOCIATIONS INSTITUTE

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.

PROXY

I/We, the undersigned, being all the owners of, or designated voter for the property located at

_____ hereby appoint(s) and designate(s)

_____

(print name of proxy holder) or, if left blank, the secretary of FAIRWAY OAKS Homeowners Association, Inc.

or his designate as my (our) proxy holder to attend the Meeting of the members to be held **on December 8, 2026 at 7:00 pm at 8700 Pavilion Drive, Hudson Fl 34667.** The proxy holder named above has authority to vote and act for me (us) to the same extent that I (we) would if personally present, with power of substitution, except that my (our) proxy holder's authority is limited as indicated below:

GENERAL POWERS You may choose to grant general powers. Check "General Powers" statement below if you want your proxy holder to vote on all issues which might come up at the meeting

_____ I (we) authorize and instruct my (our) proxyholder to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, **YOU** MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW:

Should the audit of the homeowner's association financial records by a Certified Public Accountant be waived for the 2026 fiscal year.

_____ **Yes, waive** _____ **No, do not waive**

APPLICATION OF EXCESS ASSESSMENTS

IRS Revenue Ruling 70-604 holds that if elected by the membership, excess assessments that are applied to the following year's assessments are not considered taxable income to the association. Therefore, the Board of Directors requests your consideration of the matter.

To avoid adverse tax consequences for the Association, should the surplus funds from 2026 calendar year budget be applied to the budget for 2027 calendar year? [IRS Resolution 70-604 Rollover (Surplus) to avoid 30% tax.]

_____ Yes, in favor of rolling over budget surplus _____ No, not in favor of rolling over budget surplus

_____

OWNER SIGNATURE

ADDRESS _____

DATE: _____

PLEASE RETURN BY December 4, 2026 IF NOT ATTENDING THE MEETING.

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.