MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION OF AVALON VILLAGE, INC.

TO ALL MEMBERS:

On **Thursday, October 22, 2026 at 9:00 a.m. ,** at the Clubhouse located at 681 Oak Chase Blvd., Spring Hill, Florida a meeting of the Board of Directors of the Association will be held for the purpose of considering special assessments on all Lots and other matters as listed on the agenda below. Alternatively, members may attend the meeting via Zoom conference service. The meeting is accessible at www.Zoom.us with the Meeting ID of 897 0534 9063 and Passcode of 531497.

The proposed special assessments are as follows:

Description of the purpose of assessment:

Resurfacing of the Association's pool located at 681 Oak Chase Blvd. The Association will be using $63,168.50 out of the Association's reserve account and using the special assessment to fund the remainder of project costs. Any funds remaining from the special assessment following completion of the project will be deposited in the Association's reserve account.

Cost of assessments:

The proposal is a single assessment to each Lot of $44.79 due on December 1, 2026. There are 1210 Lots. The total collected will be $54,195.90.

AGENDA:

1. Certifying Quorum - Call to order: BOD Meeting called to order Oct 22,2026 at 9:01 am. 1st Becky Perez, 2nd Elkins Dahle unanimously approved. Present John Wegner, Becky Perez and Elkins Dahle. Present via speakerphone Bobby Burkholder and Heather Montesanti. Quorum established.

2. Proof of Notice of Meeting: 1st Becky Perez, 2nd Elkins Dahle motion carried unanimously approved.

3. Consider and vote to impose the Special Assessments described above: After listening to questions from residents present and discussion motion made to carry the vote forward and approve assessment, 1st John Wegner, 2nd Heather Montesanti. Elkins Dahle, Heather Montesanti, John Wegner, Becky Perez voted Yes, with Bobby Burkholder voting No.

4. Adjournment: Motion to adjourn the BOD meeting at 9:29 am John Wegner, 1st Elkins Dahle, 2nd Heather Montesanti, approved unanimously.

Dated: September 21, 2026 BY ORDER OF THE BOARD OF DIRECTORS