

# FOX CHASE TOWNHOMES UNIT-A HOA

## ANNUAL & 2026 BUDGET MEETING NOTICE & ELECTION OF DIRECTORS

To All FOX CHASE TOWNHOMES UNIT-A HOA Members,

- The ANNUAL MEETING of FOX CHASE TOWNHOMES UNIT-A HOA will be held at the following DATE, TIME and LOCATION:
- **DATE / TIME: TUESDAY, DECEMBER 16, 2025 AT 6:30 PM**
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.  
5434 GRAND BOULEVARD  
NEW PORT RICHEY, FL 34652**

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 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. Nominations for Directors can be self-nominated or can be taken from the floor. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated.

Agenda items are as follows:

### 2026 Budget Meeting Agenda

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

### Annual Meeting Agenda

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 or Waive Minutes of Last Members' Meeting
6. Election of New Directors
  - Call for Candidate Nominations from the Floor
  - Introduction of Candidates
  - Close of Nominations
  - Appointment of Persons to Assist in Counting Ballots
  - Casting of Ballot
7. New Business
  - Open Forum
  - Announcement & Seating of New Board
8. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

November 19, 2025

BY ORDER OF THE BOARD OF DIRECTORS  
BRETT NEWBY, LCAM COMMUNITY MANAGER