

WOODS LANDING COMMUNITY ASSOCIATION, INC.

ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

To All WOODS LANDING COMMUNITY ASSOCIATION, INC. Members:

Your Woods Landing association would like to encourage you to participate in your community by becoming a board member.

This is a reminder of the importance of maintaining an active and fully functioning Board of Directors for our condominium association. The Board plays a vital role in managing the community's operations, finances, maintenance, and compliance with legal requirements. Without a Board in place, the association cannot effectively govern or make necessary decisions that protect our shared property and investments.

Serving on the Board is an opportunity to have a direct impact on the future of our condominium, help maintain property values, and ensure that our community remains a desirable place to live. It also ensures the community retains control rather than go into receivership where the state runs the association. While it does require time and commitment, the responsibilities are manageable when shared among dedicated volunteers.

We strongly encourage all owners to consider stepping forward or nominating a neighbor who would be a good fit. Your participation is essential to preserving both the financial health and governance of our association.

Please consider becoming a board member by completing the "Notice of Intent" included in this packet and attending the annual meeting.

DATE: May 13, 2026
TIME: 6:00 P.M.
LOCATION: Ameri-Tech Community Management Partners, LLC
24701 US HWY19 N, Suite 102, Clearwater, FL 33763

Sincerely
Your Board of Directors

**EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC.
BUDGET & ANNUAL MEETING**

April 13, 2026

To All EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC. Members,

The **BUDGET AND ANNUAL MEETINGS** of **EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC.** will be held at the following **DATE, TIME, and LOCATION**:

- **DATE / TIME: WEDNESDAY, MAY 13, 2026 AT 6:00 P.M.**
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US HIGHWAY 19N, SUITE 102, CLEARWATER, FL 33763**

Enclosed with this notice is the 2026/2027 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026/2027 Annual Budget. Also enclosed with this notice is the Agenda for the Budget & 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 electing directors and conducting any other business, as permitted by Florida Statutes and the governing documents of the Association. 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.

Budget Meeting Agenda

1. Certify Quorum of the Board
2. Vote to Waive Financial Reporting
3. Board Approval of 2026/2027 Annual Budget
4. 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 & Motion to Approve
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.

BY ORDER OF THE BOARD OF DIRECTORS
Ellyse Vosselmann, LCAM

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US Highway 19 N. Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax
(Check out our website for the latest updates@www.ameritechcompanies.com)

EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC.

**BOARD OF DIRECTORS
ORGANIZATIONAL MEETING**

NOTICE is hereby given that the Board of Directors is holding a meeting at the following **DATE, TIME** and **LOCATION**:

- **DATE / TIME: WEDNESDAY, MAY 13, 2026**
Immediately following the 6:00 p.m. Annual Membership Meeting

- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC**
24701 US HIGHWAY 19N, SUITE 102
CLEARWATER, FL 33763

Agenda

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

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
ELLYSE VOSELMANN, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

**EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES
UNIT ONE ASSOCIATION, INC.**

PROXY

The undersigned owner(s) or designated vote of Unit/Address _____ in **EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or _____ as my proxyholder to attend the Annual & Budget Meeting of **EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC.** to be held on **Wednesday, May 13, 2026 at 6:00 p.m. at Ameri-Tech Community Partners, LLC, 24701 US Highway 19N, Suite 102, Clearwater, FL 33763.**

The proxyholder 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 proxyholder'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 proxyholder 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 proxyholder 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 PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____
to substitute for me in voting the proxy set forth above. (Print Name)

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.

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxyholder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to 727-723-1101 or mailing the proxy to Ameri-Tech Community Management Partners, LLC, 24701 US Hwy 19 N, Suite 102 Clearwater, FL 33763.** You may also bring the proxy with you the night of the meeting. **It is encouraged that you submit your proxy in advance of the meeting in order to avoid delay in registration.**
5. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
6. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum.

"Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. (✓) _____ I (name) _____ hereby nominate myself as a candidate for election to the **ELW Woods Landing Board of Directors.**

DATE: _____ UNIT #: _____

SIGNATURE: _____
(Signature of candidate)

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER _____

I am aware that the following requirements are expected from me if I am elected:

EDUCATION REQUIREMENT: Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

CERTIFICATION VALIDITY: The completion certificate is valid for 4 years.

RECURRING EDUCATION: Directors must complete the course every 4 years.

COURSE CONTENT: Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

CONTINUING EDUCATION: Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

RECORDKEEPING: Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM () AM NOT () enclosing an information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

**Return to: EAST LAKE WOODLANDS WOODS LANDING TOWNHOMES UNIT ONE
ASSOCIATION, INC.
C/O AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US HIGHWAY 19 N SUITE 102
CLEARWATER, FLORIDA 33763**

ELW WOODS LANDING TOWNHOMES UNIT 1

87 Units

JULY 1, 2026 - JUNE 30, 2027 PROPOSED BUDGET

		2025 PROPOSED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
	REVENUE			
4010	Unit Maintenance Fees	\$616,665	\$618,482	\$51,540
4500	Application fees	\$500	\$500	\$42
	TOTAL REVENUE	\$617,165	\$618,982	\$51,582
	OPERATING EXPENSES			
5010	Admin Expenses-General	\$4,700	\$4,500	\$375
5011	Website/DBPR	\$750	\$1,410	\$118
5015	Storage boxes (4 boxes)	\$180	\$270	\$23
5030	Lock Box/Coupons	\$740	\$740	\$62
5200	Pest Control	\$2,400	\$4,800	\$400
5300	Insurance -General	\$166,226	\$135,000	\$11,250
5400	Ground Lawn Service Contract	\$58,920	\$62,000	\$5,167
5410	Grounds-Plants/Sod	\$3,000	\$3,000	\$250
5430	Grounds Irrigation	\$18,000	\$21,000	\$1,750
5455	Grounds Swale Maintenance	\$4,000	\$2,000	\$167
5460	Grounds-Trees	\$20,000	\$20,000	\$1,667
5480	Ponds Maintenance	\$2,700	\$2,400	\$200
5500	ELW Communy Associatiion	\$90,204	\$90,000	\$7,500
5600	License / Permit Fees	\$300	\$300	\$25
5800	Management Fee Exp 3/28-30 day Notice	\$11,580	\$12,420	\$1,035
5900	Legal	\$500	\$1,000	\$83
5930	Taxes & Audit (need audit in 2026/2027)	\$425	\$5,000	\$417
6100	Repair / Maintenance - Supplies	\$10,000	\$24,000	\$2,000
6200	Pool-General Service	\$7,600	\$7,000	\$583
6205	Pool-Cleaning / Janitorial	\$4,500	\$2,500	\$208
6210	Pool-Repair	\$2,000	\$1,500	\$125
	Reserve Study	\$0	\$3,000	\$250
7000	Utilities -Electric-Irrigation Pumps	\$10,000	\$13,000	\$1,083
7003	Utilities-Refuse Removal	\$17,300	\$18,000	\$1,500
7004	Utilities-Water	\$800	\$510	\$43
7005	Utilities-Sewer	\$1,200	\$500	\$42
7006	Utilities-Cable TV	\$73,508	\$78,000	\$6,500
	TOTAL OPERATING EXPENSES	\$511,533	\$513,850	\$42,821
	POOLED RESERVES	\$105,132	\$105,132	\$8,761
	TOTAL BUDGET	\$616,665	\$618,982	\$51,582
			\$0	
	Montly HOA		\$592	

ELW Woods Landing HOA

MELONNY	MCKAUGHAN	115	WOODS LANDING TRAIL	OLDSMAR	FL	34677
STEPHEN & ROCHIMCNALLY		275	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Albert & Marilyn	Meza	50	Woods Landing Trl	Oldsmar	FL	34677
Morgan R.	Montaudo	285	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Elizabeth S.	Murphy	355	WOODS LANDING TRAIL	OLDSMAR	FL	34677
MARGARET	NOLAN	C/O FIRST CHOICE 4856	West Chester Ct	Oldsmar	FL	34677
Timothy & Thalia	O'Fallon	105	Woods Landing Trl	Oldsmar	FL	34677
CYNTHIA	OLIVE	320	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Jorge	Perez	305	Woods Landing Trl	Oldsmar	FL	34677
ELENA & ANATOLY POGORELIS		55	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Rosario	Putulin	20	Landings Way	Oldsmar	FL	34677
RENNIE & BEVERLI RAMPERSAD		515	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Jacob & Silvia	Rath	325	Woods Landing Trl	Oldsmar	FL	34677
LAVONNE J	REBHOLZ	545	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Basil	Rodriguez	375	WOODS LANDING TRAIL	OLDSMAR	FL	34677
CAROL	ROKITSKI	30	WOODS LANDING TRAIL	OLDSMAR	FL	34677
ROBERT & JOANNE ROOT		265	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Loren	Roye	525	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Gladys	Ruiz	475	Woods Landing Trl	Oldsmar	FL	34677
Arindam Dey & Priye Sarkar		430	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Erica & William	Schneider	385	Woods Landing Trl	Oldsmar	FL	34677
Lisa K. & John D.	Sgro	310	WOODS LANDING TRAIL	OLDSMAR	FL	34677
JEFFREY	SHERMAN	175	WOODS LANDING TRAIL	OLDSMAR	FL	34677
LYCURGUS	SHIELDS	8015	KINGS COURT	MAINVILLE	OH	45039
JOSEPH & PHYLLIS SILKE		455	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Jessie	Smith	25	WOODS LANDING TRAIL	OLDSMAR	FL	34677
JOHN & GINNY	SMITH	125	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Carmen N.	Sotelo	300	WOODS LANDING TRAIL	OLDSMAR	FL	34677
KENNETH & SANDI SPICKETT		535	WOODS LANDING TRAIL	OLDSMAR	FL	34677
LAURA	STOCKTON	495	WOODS LANDING TRAIL	OLDSMAR	FL	34677
TRACI	SUTTON	65	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Maria	Tanner	425	Woods Landing Trl	Oldsmar	FL	34677
Gerald	Taubert	17233	Stanton St.	West Olive	MI	49460
Alyssa	Thurber	40	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Kyle	Violini	315	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Scott L. & Jennifer S Walker		345	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Earl & Stephanie	Ward	1150	Sedgefield Ct	Oldsmar	FL	34677
SHARON	WARD, TTEE	295	WOODS LANDING TRAIL	OLDSMAR	FL	34677
MELANIE	WEBRE	465	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Alexandria Lee	Weinberger	450	WOODS LANDING TRAIL	OLDSMAR	FL	34677
JAMES	YANACHEAK	335	WOODS LANDING TRAIL	OLDSMAR	FL	34677

First Name	Last Name	2nd First Name	2nd Last Name	Street #	Address 1	City	State	Zip Code
Leslie C.	Allen			245	Woods Landing Trl	Oldsmar	FL	34677
ALEXANDER	AZARDUST	MARY	FARHADI	4752	STONEVIEW CIRCLE	OLDSMAR	FL	34677
GERALD J	BARNA			2020	NOTTINGHAM PKWY	AVON	OH	44011
HEINZ	BARNARD LLC			2941	Magnolia Trace	Tarpon Springs	FL	34688
Rebecca	Bautz			405	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Christa Z.	Baxter			3821	W. San Pedro St.	Tampa	FL	33629
Kathryn	Beckwith			95	Woods Landing Trl	Oldsmar	FL	34677
ROBERT & ANN MA	BONVICINO			45	WOODS LANDING TRAIL	OLDSMAR	FL	34677
DONNA	BOWER			40	LANDINGS WAY	OLDSMAR	FL	34677
MICHELLE	BRITT			365	WOODS LANDING TRAIL	OLDSMAR	FL	34677
EAMONN & MARGA	CALLAGHY			215	WOODS LANDING TRAIL	OLDSMAR	FL	34677
James & Ashley	Caron			330	Woods Landing Trl	Oldsmar	FL	34677
Michelle	Cassal	Jean Paul	Cassal	395	WOODS LANDING TRAIL	OLDSMAR	FL	34677
ANTHONY & GERAI	CELNIK			15	WOODS LANDING TRAIL	OLDSMAR	FL	34677
HERBERT	CHAVANNE			15	KELLY'S TRAIL	OLDSMAR	FL	34677
MICHAEL	CITRO			35	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Alex Kenneth	CLEARBEACH LLC			11	SAN MARCO STREET #904	CLEARWATER	FL	33767
Donna & Kenneth	Cobb	Crystal Jo	Murphy	340	Woods Landing Trl	Oldsmar	FL	34677
LINDA	Cowden			30	Landings Way	Oldsmar	FL	34677
Connor	DUFFY			31	CLEVELAND AVENUE	BUZZARDS BAY	MA	02532
Chase & Sara	Esposito			250	WOODS LANDING TRAIL	OLDSMAR	FL	34677
SARAH & MARK	FLORIN			105	Kelleys Trail	Oldsmar	FL	34677
Ricky L. & Jacquelin	FOSTER			90	WOODS LANDING TRAIL	OLDSMAR	FL	34677
MICHAEL & CINDY	FRANCISCO			445	Woods Landing Trl	Oldsmar	FL	34677
David & Frances	Gage			255	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Anthony J & Janet J.	Granitz			260	Woods Landing Trl	Oldsmar	FL	34677
Jenifer	Healey			6648	Flowstone Way	Indianapolis	IN	46237
Dawn & Joseph	Hillery			110	Woods Landing Trl	Oldsmar	FL	34677
Reese Evans	Howard, Jr			50	LANDINGS WAY	OLDSMAR	FL	34677
Fern	Hugh			185	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Alexandria Faith	Hurak			75	Woods Landing Trl	Oldsmar	FL	34677
Jessica L.	Hurak			410	WOODS LANDING TRAIL	OLDSMAR	FL	34677
SANDRA L.	HUTH			10	Woods Landing Trl	Oldsmar	FL	34677
Kara R.	Johnson	Eric B.	Johnson	230	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Dejon	Kanner			195	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Kevin	Kearney	Cari	Kearney	380	Woods Landing Trl	Oldsmar	FL	34677
DONNA	KOPP			205	Woods Landing Trl	Oldsmar	FL	34677
Ravikumar	Kuchimuni			155	WOODS LANDING TRAIL	OLDSMAR	FL	34677
LESLIE	LARSON			10917	Sundrift Dr.	Tampa	FL	33647-3857
Christine	Lebsch			460	WOODS LANDING TRAIL	OLDSMAR	FL	34677
BARBARA	MANGAN			165	Woods Landing Trl	Oldsmar	FL	34677
Anthony	Marcello			240	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Bonnie	Martin	Chester	Mahon Jr.	18011	Paterson Rd	Odessa	FL	33556
Theresa	Martorano			120	WOODS LANDING TRAIL	OLDSMAR	FL	34677
Joseph & Linda	McFarland			505	Woods Landing Trl	Oldsmar	FL	34677
				420	Woods Landing Trl	Oldsmar	FL	34677