

SUN KETCH I CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF THE ANNUAL MEETING, ELECTION OF DIRECTORS AND 2026 BUDGET APPROVAL

To All SUN KETCH I CONDOMINIUM ASSOCIATION, INC. Members,

The ANNUAL MEETING of SUN KETCH I CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:

- DATE / TIME: Tuesday, December 16, 2025 @ 6:00 PM
- LOCATION: [REDACTED]
- ZOOM: Type this in your computer or phone browser: ZOOM/US. /JOIN

[REDACTED]

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.

This year **Seven (7)** Homeowners have submitted their Intents to be considered as members of the Board of Directors. There are currently only **Five (5)** positions open on the 2026 Board of Directors. Enclosed are directions for casting your "Ballot" for **Five (5)** of the candidates which you feel will best serve the Association. Nominations cannot be taken from the floor. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Agenda items are as follows:

Amendment Meeting Agenda

1. Call to Order
2. Certify Quorum of the Board and Membership
3. Vote Results to Amend Article XVI, Lease Restriction.
4. Board Resolution establishing procedures for record requests.
4. Adjournment

Budget Meeting Agenda

1. Certify Quorum of the Board
2. Board discussion and approval of 2026 **Fully Funded** Annual Budget
3. **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 Directors
Selection of 2 or 3 Non-Candidate Members to Count Ballots
7. Reports of Officers and Committees
8. Unfinished Business
9. New Business
 - a. Open Forum
 - b. Election Results
 - c. Seating of New Board

Adjournment

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

By Order of the Board of Directors,

[REDACTED]
Scott Vignery, LCAM Community Manager