

VERONA RESERVE COMMUNITY ASSOCIATION, INC.
NOTICE AND AGENDA OF SPECIAL VILLA OWNER MEMBERSHIP MEETING

NOTICE IS HEREBY GIVEN that a special Villa Owner meeting of **VERONA RESERVE COMMUNITY ASSOCIATION, INC.**, will be held on **May 28, 2025**, and will commence immediately after the conclusion of the specially noticed Board Meeting scheduled for 9:30 a.m., at the **Pool Cabana located at 185 Fontanelle Circle, Venice, FL 34292**, and as may be lawfully adjourned from time to time. It is very important that you participate in the meeting, by either attending the meeting in person or timely returning your completed and signed limited proxy.

MEETING AGENDA

The agenda for the Membership Meeting will be as follows:

1. Call Meeting to Order by President;
2. Election of Chairperson of the Meeting (if needed)
3. Certifying of Proxies and Registration of Owners;
4. Determination of a Quorum (30% of Villa Lot Owners, or 31 Lots);
5. Proof of Proper Notice of the Meeting;
6. Reports of Officers and Committees;
6. Unfinished Business – none;
7. New Business – Membership Discussion and Villa Owner Vote on the following question:
 - a. PURSUANT TO SECTION 9.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VERONA RESERVE, DO YOU APPROVE THE LEVYING OF A VILLA SPECIAL ASSESSMENT AGAINST ALL VILLA LOTS IN THE TOTAL AMOUNT OF \$408,000.00?
8. Adjournment.

IF APPROVED, THE AMOUNT OF THE VILLA SPECIAL ASSESSMENT PER VILLA LOT WILL BE \$4,000.00.

IF APPROVED, THE PER VILLA LOT SPECIAL ASSESSMENT OF \$4,000.00 SHALL BE DUE IN ONE LUMP SUM ON JANUARY 1, 2026.

IF ANY VILLA SPECIAL ASSESSMENT PAYMENT IS NOT PAID WHEN DUE IT SHALL BE DELINQUENT, AND IF NOT PAID WITHIN FIFTEEN (15) DAYS OF BECOMING DELINQUENT, SHALL BE SUBJECT TO ACCRUED INTEREST AT 18% APR FROM THE DATE OF DELINQUENCY UNTIL PAID IN FULL, AN ADMINISTRATIVE LATE FEE OF 5% OF THE DELINQUENCY, AND COSTS AND ATTORNEY'S FEES INCURRED INCIDENT TO COLLECTION, IN ACCORDANCE WITH THE DECLARATION, THE BYLAWS AND AS PERMITTED BY CHAPTER 720, FLORIDA STATUTES.

THE OBLIGATION TO PAY THE VILLA SPECIAL ASSESSMENT SHALL BE A CONTINUING LIEN ON THE VILLA OWNER'S VILLA LOT AND A PERSONAL OBLIGATION OF EACH VILLA OWNER.

IN THE EVENT TITLE TO A VILLA LOT PASSES VIA VOLUNTARY TRANSFER OF TITLE, ALL REMAINING AMOUNTS DUE AND OWING ON THE VILLA SPECIAL ASSESSMENT SHALL BE PAID IN FULL CONTEMPORANEOUS WITH ANY CLOSING OR TITLE TRANSFER.

LIMITED PROXY

If it is possible that you may **not** be able to attend the meeting **in person**, it is very important that you complete, sign and return the enclosed limited proxy. Since there will be important new business to be conducted at the membership meeting, your limited proxy is important so that we will have a quorum and will be able to conduct

Association business. After completing, dating, and signing your proxy, please mail, hand-deliver, or email it to:

VERONA RESERVE COMMUNITY ASSOCIATION, INC.

c/o Jami J. Herter, LCAM
Access Management - Sarasota
2970 University Pkwy, #104
Sarasota, FL 34243
Jherter@accessdifference.com

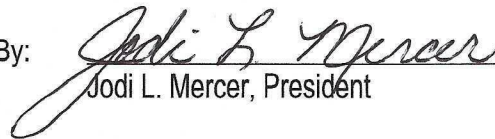
The Association learned through its 2024 Reserve Study and the results of the roof inspections recently completed on villa buildings built in 2011, that the reserve fund for Villa Expenses, including Villa Roofs and Villa Exterior Painting Costs, is underfunded. Through various forms of outreach, your Board has learned that the Villa Owners prefer to fund this reserve shortfall **in part** through a Villa Special Assessment. An affirmative vote of two-thirds of the Villa Lots present in person or by proxy is needed in order for the Villa Special Assessment to pass.

Again, it is very important that you participate in the membership meeting, by either attending the meeting in person or returning your completed limited proxy, to help us conduct the necessary business of the Association. If enough members do not respond, and for that reason we cannot obtain a quorum for the membership meeting, delays and additional expenses will be incurred.

Thank you for your support and cooperation as we work together for an ever-better Association!

VERONA RESERVE COMMUNITY ASSOCIATION, INC.

By:


Jodi L. Mercer, President

(Corporate Seal)