

Experience the Difference



NOTICE

To All Homeowners,

Your 2027 budget approval meeting is Monday October 5, 2026 at 6:30PM. The location of this meeting will be the offices of AmeriTech Management located at 24701 US Highway 19 North, Suite 102.

This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and maintenance fee schedule for the 2027 calendar year. We have enclosed a copy of the 2027 Proposed Budget for your review.

If ownership fails to hold a proper vote by establishing quorum or does not reach the required majority to partially fund, the fully funded reserve amount listed on the proposed budget automatically goes into effect.

The choice is up to you, the homeowners of Eastwood Pines.

You are urged to get involved in your community and respond by returning your enclosed proxies immediately.

Please stay safe and healthy.

For the Board of Directors.

Regards,

James J. Mateka, LCAM

*Ameri-Tech Realty, Inc. * Ameri-Tech Community Management, Inc.*
CORPORATE HEADQUARTERS
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
(727) 726-8000 (727) 723-1101 Fax
Toll Free 1-877-726-0000
www.ameri-tech.com

EASTWOOD PINES ASSOCIATION, INC.

NOTICE OF 2027 BUDGET ADOPTION MEETING

PLEASE SEE ZOOM INFORMATION BELOW

To All Eastwood Pines Association, Inc. Members,

The BUDGET MEETING of **EASTWOOD PINES ASSOCIATION, INC.** will be held at the following DATE, TIME, and LOCATION:

DATE/ TIME: MONDAY, OCTOBER 5, 2026 @ 6:30 PM

**LOCATION: Ameri-Tech Community Management, Inc.
24701 US Highway 19 N, Suite 102
Clearwater, FL 33763**

TO JOIN ZOOM:

<https://us02web.zoom.us/j/85720399112?pwd=cA92gMkGbnyYlHWyI78Dqb353u6wFc.1>

ZOOM.US/JOIN MEETING ID: 857 2039 9112 PASSCODE: 476752

One tap mobile: +16469313860,,85720399112#,,,*476752# US

This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 Proposed Budget for your review.

Agenda items are as follows:

1. Call To Order
2. Certify Quorum of Board
3. Proof of Notice of the Meeting
4. Vote to Waive Fully Funding the Reserves
5. Vote to Waive Financial Reporting
6. Board Approval of 2027 Annual Budget
7. Adjournment

**BY ORDER OF THE BOARD OF DIRECTORS
JIM MATEKA, LCAM
COMMUNITY MANAGER**

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

EASTWOOD PINES ASSOCIATION, INC. PROXY

The undersigned owner(s) or designated vote of Address _____ in **EASTWOOD PINES ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or _____ as my proxyholder to **ATTEND** the Budget Adoption Meeting of **EASTWOOD PINES ASSN.** to be held on **MONDAY, OCTOBER 5, 2026 @ 6:30 PM** at **Ameri-Tech Community Management, Inc. 24701 US Highway 19 N, Suite 102, Clearwater, FL 33763**

The proxy- holder 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 proxy holder'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 proxy holder 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 proxy holder 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.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as I have indicated below:

Reserve Funding Waiver:

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Do you want to **waive fully funding** the reserve accounts, and **partially** fund the reserve requirements as stipulated on the attached 2027 budget that is required by Florida Statutes, for the next fiscal/calendar year?

_____ YES _____ NO

WAIVER OF YEAR-END FINANCIAL REPORTING REQUIREMENT:

I cast my vote to waive the requirement for an audit financial statement for 2026 as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61 B-22.006 of the Florida Administrative Code.

_____ YES _____ NO

Signature of Owner or Designated Voter: _____

Signature of Co-Owner: _____

Date: _____

Print Name: _____ **Print Name:** _____ **Date:** _____

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder 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 proxy holder 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. By selecting "Limited Powers", your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.
5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. ***The proxy can be submitted by depositing it into the proxy lock box at the bulletin board at the swimming pool using the enclosed "Proxy Return Envelope", emailing it to jmateka@amritechmail.com, mailing it to Ameri-Tech Community Management, Inc., 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 using the enclosed "Proxy Return Envelope", or faxing it to Ameri-Tech at 727-723-1101.*** 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.
6. 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.
7. 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

EASTWOOD PINES ASSOCIATION, INC.
68 UNITS
JANUARY 1, 2027- DECEMBER 31, 2027
PROPOSED BUDGET

ACCT	REVENUE	2026 ANNUAL	2027 PROPOSED ANNUAL	2027 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$510,000	\$510,000	\$42,500
	TOTAL REVENUE	\$510,000	\$510,000	\$42,500
	OPERATING EXPENSES			
5010	Administrative/Office Expense/Mailings	\$6,000	\$10,000	\$833
5015	Bank Charges/Coupons	\$0	\$578	\$48
5030	Website	\$0	\$750	\$63
5040	Fl. Statute- Required Website Documents	\$0	\$660	\$55
5050	DBPR Required Annual Association Documents	\$0	\$400	\$33
5210	Termite & Pest Control	\$20,000	\$15,000	\$1,250
5300	Insurance	\$102,000	\$95,000	\$7,917
5310	Flood Insurance - Self Insured DO NOT USE	\$30,000	\$0	\$0
5400	Lawn Service	\$34,000	\$35,000	\$2,917
5410	Landscaping Non-Contract	\$6,417	\$5,000	\$417
5420	Irrigation	\$5,670	\$2,500	\$208
5600	Licenses & Permits	\$300	\$300	\$25
5610	Division Fee	\$75	\$75	\$6
5620	Condo Fee	\$138	\$138	\$12
5800	Management Fees	\$13,200	\$13,860	\$1,155
5900	Legal Fees	\$15,000	\$10,000	\$833
6100	Building / Maint / Repair	\$24,000	\$15,000	\$1,250
6200	Pool- Operating / Supplies / Service	\$9,000	\$9,000	\$750
7000	Electric	\$30,000	\$30,000	\$2,500
7001	Trash/Waste	\$12,000	\$14,000	\$1,167
7002	Water/Sewer	\$55,000	\$61,769	\$5,147
7007	Cable	\$64,700	\$69,070	\$5,756
	TOTAL OPERATING EXPENSES	\$427,500	\$388,100	\$32,342
	RESERVES			
9010	Reserves - Painting	\$5,000	\$5,000	\$417
9020	Reserves - Paving	\$4,500	\$4,500	\$375
9030	Reserves - Roof	\$48,000	\$53,000	\$4,417
9050	Reserves - Stairs	\$15,000	\$19,400	\$1,617
9070	Reserves - Pool	\$5,000	\$5,000	\$417
9085	Reserves - Flood Insurance (Self Insured)	\$0	\$30,000	\$2,500
9100	Reserves - Deferred Maintenance	\$5,000	\$5,000	\$417
	TOTAL RESERVES	\$82,500	\$121,900	\$10,158
	TOTAL EXPENSES	\$510,000	\$510,000	\$42,500
			\$0	

**RESERVE ANALYSIS
EASTWOOD PINES ASSOCIATION, INC.
JANUARY 1, 2027 - DECEMBER 31, 2027**

RESERVES	Current Replacement Cost	Current Reserves 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Proposed Budgeted Amount
Reserves - Painting	\$60,787	\$17,821	10	4	\$43,166	\$10,792	\$5,000
Reserves - Paving	\$99,225	\$27,787	20	8	\$71,438	\$8,930	\$4,500
Reserves - Roof	\$255,000	\$72,583	15	4	\$182,417	\$48,000	\$53,000
Reserves - Stairs	\$281,138	\$75,166	34	1	\$205,972	\$205,972	\$19,400
Reserves - Pool	\$27,563	\$10,345	20	1	\$17,218	\$17,218	\$5,000
Reserves - Flood Insurance (self insured)	\$92,500	\$62,500			\$0	\$30,000	\$30,000
Reserves - Deferred Maintenance	\$36,980	\$42,025			-\$5,045	\$5,000	\$5,000
TOTALS	\$853,193	\$308,027			\$515,166	\$325,911	\$121,900

2026 MAINTENANCE FEE WAS \$625 "WITH PARTIAL RESERVE FUNDING

2027 "FULLY FUNDING RESERVES" MONTHLY FEE WILL BE \$875

2027 "PARTIALLY FUNDING RESERVES" MONTHLY FEE WILL BE \$625