

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING NOTICE AND ELECTION OF DIRECTORS

To All Creekside Homeowners Association, Inc. Members,

The **ANNUAL MEETING** of CREEKSIDE HOMEOWNERS ASSOCIATION, Inc. will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME:** Wednesday, February 11, 2026 at 6:30 PM (*Sign-In 6:15 PM*)
- **LOCATION:** 1751 Bayhill Dr., Oldsmar, FL 34677

The purpose of the Annual Meeting is to elect directors and to conduct any other business, as permitted by Florida Statutes and the governing documents of the Association. Nominations for Directors can be self-nominated and can be taken from the floor. Enclosed with this notice is a Proxy which will help establish a quorum and represent your vote on business that may arise.

Agenda items are as follows:

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. President's Report; Treasurer's Report
7. Committee Reports
8. Election of New Directors
 - Call for Candidate Nominations from the Floor
 - Introduction of Candidates
 - Close of Nominations
 - Candidates have read and agree to abide by Association Documents
 - Appointment of Persons to Assist in Counting Ballots
 - Casting of Ballot
9. New Business
 - Open Forum
 - Announcement & Seating of New Board
10. **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.

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

Mailed: January 16, 2026

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

CREEKSIDE HOMEOWNERS 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, February 11, 2026**
 Immediately following the 6:30 PM Annual Membership Meeting
- **LOCATION:** **1751 Bayhill Drive**
 Oldsmar, FL 34677

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
MAGDA HATKA, LCAM

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

SELF NOMINATION. (✓) _____ I hereby nominate myself as a candidate for election to the

Creekside Homeowners Association, Inc. 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:

TRANSPARENCY ACT: As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

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: **CREEKSIDE HOMEOWNERS ASSOCIATION, INC.
C/O AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.
5434 GRAND BOULEVARD
NEW PORT RICHEY, FL 34652**

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated voter of Lot No./ Address _____

_____ in **CREEKSIDE HOMEOWNERS ASSOCIATION, INC.** hereby appoints _____ *(failure to write in any name shall be deemed an appointment of the President of the Association)* who will serve as my proxyholder to attend the Annual Membership Meeting of **CREEKSIDE HOMEOWNERS ASSOCIATION, INC.** to be held **Wednesday, February 11, 2026 at 6:30 PM, at 1751 Bayhill Drive, Oldsmar, FL 34677.**

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: 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.

CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

Please Return to Ameri-Tech Community Management Partners, LLC.

24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763

E-mail: mhatka@ameritechmail.com – 727-726-8000, Ext. 500

EMERGENCY CONTACT INFORMATION
FOR OWNER OR TENANT

PROPERTY ADDRESS _____ LOT _____

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management Partners, LLC., c/o Magda Hatka.

Homeowners Name(s) _____

Resident Address _____ Lot _____

Mailing Address (if different) _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

Email _____ Cell # _____

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name _____ Phone _____

Mailing Address _____

TENANT(s), if applicable _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

E-mail _____ Cell # _____

PLEASE SIGN AND DATE BELOW:

Owner Signature _____ Date _____ Co-Owner Signature (if applicable) _____ Date _____

☐ I give permission to share my personal information (phone numbers, e-mail & address) with other Creekside Homeowners Association, Inc. owners.