Amhurst Oaks Homeowner Association

c/o Elim Services, Inc. 1941 Mayport Road, Atlantic Beach, FL 32233 (904) 241-8886

PMN Residential Buyer, LLC
PO BOX 6643
Scottsdale, AZ 85261

NOTICE OF ANNUAL MEMBERS MEETING & ELECTION OF THE BOARD & BOARD BUDGET MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of Amhurst Oaks Homeowner's Association, Inc., that the Board of Directors will hold the Annual Members Meeting and Election of the Board of Directors and Board Budget meeting at the following date, time and place:

Date: **July 10, 2025**
Time: **6:30 p.m.**
Place: **Amhurst Oaks Playground Pavillion, Callahan, FL 32011**

AGENDA – Membership Meeting

1. Call to order. Establish membership quorum of 20% (29 homes represented.) Proof of Notice of Meeting.
2. Reading of minutes of previous meeting.
3. Determination of new Board of Directors.
4. Open Forum (This meeting is run by Robert's Rules of Orders. 3 minutes limit.)
5. Adjournment.

AGENDA – Board of Directors Budget Meeting

1. Call to order. Establish quorum. Proof of notice of meeting on file.
2. Reading of minutes of previous meeting.
3. Review and Adopt 2026 Operating Budget
4. Ongoing Business
5. New Business
6. Adjournment.

(Organizational Meeting of the new board will take place immediately upon adjournment.)

Deesa Armstrong

Deesa Armstrong, CAM
Elim Services, Inc. *for*
Amhurst Oaks Homeowner's Association

Dated: This 25th day of June, 2025.

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Notice of Self - Nomination for the Board of Directors

I hereby submit my Notice of Self- Nomination to be a Candidate for the Board of Directors for Amhurst Oaks Homeowner's Association, Inc. I meet the following requirements:

- ☐ I own a home in Amhurst Oaks
- ☐ I am not more than 90 days delinquent in the payment of any assessment, fee or fine.
- ☐ I have not been convicted of any felony in Florida or in a United States District or Territorial Court, or been convicted of any offense in another jurisdiction that would be considered a felony if committed in Florida in the last five years.
- ☐ -Within 90 days of election, I will complete the State required 4 hour board certification course. (Elim will assist with accessig training.)

_____ _____

Name (printed) Signature

_____ _____

Home(s) Owned Date

_____

Email Address

All forms may be submitted by U.S. Mail, email or fax to:

Amhurst Oaks Homeowner's Association
c/o Elim Services
1941 Mayport Road
Atlantic Beach, FL 32233
Email: Deesa@ElimServices.com

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PROXY

Annual Membership Meeting – July 10, 2025

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Secretary of the Association, or _____, agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the membership meeting of the Association, to be held at the Amhurst Oaks' Community Park, July 10th 2025 at 6:30 pm. The undersigned would be entitled to vote, if then present upon the matters set forth in the Notice of Meeting, a copy of which has been received by the undersigned.

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)

DATED this _____ Day of _____, 2025

_____

Signature

_____

Homeowner Name

_____

Property Address

_____

Email Address

NOTE: If you cannot be present for the meeting and would like to vote by proxy, please complete and return this form to the Association (email is acceptable).

Amhurst Oaks Homeowner's Association
c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233
Deesa@ElimServices.com

INSTRUCTIONS FOR VOTING BY PROXY

If you are unable to attend the Annual Meeting and want to vote by proxy, please note the following information about proxies:

1. A proxy is for the purpose of appointing another person to vote for you in the event you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the parcel. If you want to vote and do not attend the Annual Meeting, you must vote by proxy.

2. The proxy must be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered at the meeting or submitted by US Mail, email or fax:

Amhurst Oak's Homeowner's Association

c/o Elim Services, Inc.

1941 Mayport Road

Atlantic Beach, FL 32233

Email: Info@ElimServices.com

Fax: (904) 212-2103

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you can withdraw your proxy when you register at the meeting.

4. A proxy may be revoked in writing or superseded by a later proxy to another person. It can also be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as proxy decides that he or she will be unable to attend the meeting.