THE LANDING CONDOMINIUM ASSOC., INC.

14-DAY NOTICE OF MEMBERSHIP MEETINGS & AGENDAS

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association, that the Board of Directors of the Association will be having (3) Three Meetings: 1. Membership Meeting 2.2026 Budget Meeting and a Regular Board Meeting:

DATE & TIME: Tuesday, October 28, 2025 Beginning at:6:00 PM

LOCATION: In Person at The Landing Condominium Association Clubhouse (953 Salt Pond Place) or ZOOM Meeting ID 83792165216 and Passcode 32714

I. MEMBERSHIP MEETING

(To Vote on Waiving or Reducing Full Funding of Statutory Reserves)

AGENDA:

1. Call to Order
2. Proof of Notice of Meeting
3. Establishment of Quorum (Membership)
4. Explanation of Purpose of Meeting
   • To vote on whether to **waive or reduce full funding of reserves** as permitted under Florida Statute §718.112(2)(f).
5. Owner Comments (Reserve Funding Only)
6. Voting and Collection of Limited Proxies
7. Announcement of Results
8. Adjournment of Membership Meeting

II. 2026 BUDGET MEETING (BOARD OF DIRECTORS)

(Immediately Following the Membership Meeting)

AGENDA:

1. Call to Order
2. Proof of Notice of Meeting
3. Establishment of Quorum (Board)
4. Presentation and Discussion of Proposed 2026 Budget
5. Consideration of Membership Vote Results (Reserve Waiver/Reduction)

6. Board Discussion and Adoption of 2026 Budget
7. Adjournment of Budget Meeting

Please hold off all questions and comments until AFTER the Board meeting is adjourned

III. REGULAR BOARD OF DIRECTORS MEETING

(Immediately Following the Budget Meeting)

AGENDA:

1. Call to Order
2. Proof of Notice of Meeting
3. Establishment of Quorum
4. Approval of Prior Meeting Minutes
5. Manager's Report / Maintenance Updates
6. Old Business
    - Tree Trimming & Gutter Cleaning
7. New Business
    - Management Proposal
8. Adjournment

****A hard copy of this Agenda will be provided**

The Landing Condominium
2026 Proposed Budget

Account	Description	2025 Budget	2025 ACTUAL COSTS	2026 Proposed Budget	Per Month
	INCOME				
1210	Accounts Receivable/Assessments	$1,249,014.00		$1,308,551.96	$109,046.00
4945	Non-SIRS Reserve Income	$303,000.00		$303,000.00	$21,458.33
	SIRS Reserve Income	$248,891.00		$248,891.00	$20,740.92
	Carry-Forward Surplus Credit (2025) – applied to reduce 2026 assessments			-$105,000.00	
	TOTAL INCOME (after surplus credit)	$1,800,905.00		$1,755,442.96	$142,495.24
	OPERATING EXPENSES				
	OPERATING EXPENSES/ UTILITIES				
5110	Electricity	$27,000.00	$29,190.63	$30,888.00	$2,574.00
5120	Water & Sewer / Irrigation - Reclaim	$207,000.00	$147,712.85	$150,000.00	$12,500.00
5125	Trash Removal Contract	$45,000.00	$45,000.00	$49,260.00	$4,105.00
5130	Telephone & Cable	$8,400.00	$8,674.37	$5,000.00	$416.67
5135	**Bulk Trash**	**$10,800.00**	**$10,380.00**	**$11,157.00**	**$929.75**
		$298,200.00	**$240,957.85**	**$246,305.00**	**$20,525.42**
	BUILDING MAINTENANCE				
5220	Pest Control Service Contract	$5,700.00	$5,760.00	$5,000.00	$416.67
5310	Building Maintenance	$15,000.00	$15,000.00	$10,000.00	$833.33
5315	Building Supplies	$200.00	$200.00	$500.00	$41.67
5320	Electrical Repairs & Supplies	$10,000.00	$10,782.53	$2,156.00	$179.67
5324	Fire Alarm / Equipment Repairs	$40,000.00	$10,000.00	$5,041.00	$420.08
5334	Fire Sprinkler Inspection, Repair, & Maintenance	$0.00	$10,000.00	$3,000.00	$250.00
5336	Painting Supplies & Maintenance	$480.00	$210.26	$480.00	$40.00
5340	Termite Bond Inspection	$16,272.00	$20,000.00	$11,872.00	$989.33
5341	Wildlife Removal	$2,500.00	$0.00	$2,500.00	$208.33
5345	Plumbing Repairs & Maintenance	$1,000.00	$97.68	$1,500.00	$125.00
5354	Fire Extinguisher Inspection	$1,300.00	$1,000.00	$1,000.00	$83.33
5360	Gutter Repairs & Maintenance	$16,000.00	$6,500.00	$5,000.00	$416.67
	TOTAL BUILDING MAINTENANCE	**$108,452.00**	**$79,550.47**	**$48,049.00**	**$4,420.75**
	AMENITIES				
5316	Security / Cameras / Maintenance	$3,000.00	$1,000.00	$3,000.00	$250.00
5319	Security Services Contract	$0.00	$671.95	$672.00	$56.00
5356	Alarm System Monitoring	$900.00	$800.00	$900.00	$75.00
5410	Pool / Spa Contract	$12,000.00	$12,000.00	$12,000.00	$1,000.00
5420	Pool Equipment Repairs	$5,000.00	$4,142.06	$5,900.00	$491.67
5422	Pool Funiture Expense	$0.00	$0.00	$1,000.00	$83.33
5425	Fountain Repairs & Maintenance	$3,000.00	$3,000.00	$3,000.00	$250.00
5430	Janitorial Supplies	$800.00	$2,000.00	$1,000.00	$83.33
5440	Clubhouse Repairs & Maintenance	$9,000.00	$275.90	$5,000.00	$416.67
5442	Fitness Equipment Expense	$400.00	$500.00	$500.00	$41.67
	TOTAL AMENITIES	**$34,100.00**	**$24,389.91**	**$32,972.00**	**$2,747.67**
	LANDSCAPING & GROUNDS				
5210	Lawn Maintenance Contract	$41,000.00	$40,800.00	$41,400.00	$3,450.00
5225	Common Area / General Repairs & Maintenance	$50,000.00	$24,677.28	$25,000.00	$2,916.67
5230	Landscape Improvement	$1,200.00	$1,200.00	$1,200.00	$100.00
5240	Irrigation Repairs	$0.00	$0.00	$0.00	$0.00
5245	Brick Paver / Street Repair & Maintenance	$0.00	$0.00	$0.00	$0.00
5250	Tree Trimming / Tree Replacement	$40,000.00	$13,000.00	$12,000.00	$2,083.33
5260	Golf Cart Maintenance & Repairs	$600.00	$350.00	$600.00	$41.67
5265	Signage & Hardscape	$1,000.00	$135.24	$1,000.00	$83.33
5285	Misc. Equipment Repairs	$200.00	$514.44	$500.00	$42.87

	TOTAL LANDSCAPING & GROUNDS	$134,000.00	$80,676.96	$81,700.00	$8,717.87
	ADMINISTRATIVE				
5010	Management Contract	$17,500.00	$17,000.00	$20,000.00	$1,666.67
5019	Bank Fees	$1,500.00	$400.00	$500.00	$41.67
5020	Office Supplies/Postage/Printing	$7,500.00	$6,466.90	$6,500.00	$333.33
5026	Contract Labor	$0.00	$0.00	$0.00	$0.00
5030	Insurance	$380,000.00	$294,488.47	$485,000.00	$40,416.67
5035	Insurance Appraisal / Professional Fees	$0.00	$0.00	$0.00	$0.00
5037	Office Equipment Repairs and Maintenance	$200.00	$364.89	$200.00	$16.67
5040	Legal/Professional Services	$5,000.00	$1,217.52	$1,500.00	$83.33
5045	Newsletter/Website/Email Expense	$100.00	$100.00	$100.00	$8.33
5050	Corporate Report	$0.00	$50.00	$50.00	
5060	Annual Condo Fees	$62.00	$61.25	$62.00	$5.17
5065	Accounting Fees/Audit	$7,500.00	$0.00	$7,500.00	$16.67
5070	Tax Preparation/Compilation	$2,500.00	$6,900.00	$2,500.00	$208.33
5080	Bad Debt	$200.00	$804.00	$450.00	$41.67
5082	Staff Uniforms	$750.00	$600.00	$300.00	$41.67
5086	Computer / Computer Repairs	$200.00	$220.70	$220.00	$18.33
5095	Background Checks	$50.00	$0.00	$0.00	$4.17
5096	Payroll / General Salary	$262,000.00	$196,783.50	$210,686.00	$15,000.00
5097	Payroll Tax	$0.00	$10,322.35	$13,000.00	$1,916.67
	TOTAL ADMINISTRATIVE	$685,062.00	$535,780.00	$748,568.00	$59,819.35
	TOTAL OPERATING EXPENSES	$1,249,014.00		$1,157,594.00	$95,814.39
4945	**Reserve Income**	**$303,000.00**		**$303,000.00**	**$21,458.33**
	SIRS Reserve Income (NEW 2025)	**$248,891.00**		**$248,891.00**	**$20,740.92**
	TOTAL RESERVE EXPENSE	$551,891.00		$551,891.00	$42,199.25
	TOTAL OPERATING & SIRS RESERVE EXPENSES	$1,800,905.00		$1,406,485.00	

Note: The Carry-Forward Surplus Credit of ($105,000) from FY2025 is applied in the INCOME section to reduce the 2026 assessments.

***Below you will see two options - The First is what monthly dues will be if Owners vote to wive the Traditional Reserves in 2026**

TOTAL OPERATING & SIRS RESERVE EXPENSES OPTION #1 — $1,301,485.00

Unit Type	# Units	Annual Allocation	Per Unit Annual	Per Unit Monthly
I	24	$86,878.91	$3,620.79	$301.02
II	42	$159,306.14	$3,792.99	$315.67
III	72	$343,874.93	$4,776.04	$397.25
IV	144	$711,425.02	$4,940.49	$412.28
TOTAL	282	$1,301,485.00 —		

ALTERNATIVE FUNDING BOTH SIRS & TRADITIONAL RESERVES OPTION #2 — $ 1,604,485.00

Unit Type	# Units	Annual Allocation	Per Unit Annual	Per Unit Monthly
I	24	$106,851.81	$4,452.16	$370.93
II	42	$196,250.00	$4,673.81	$389.48
III	72	$423,263.00	$5,878.65	$489.89
IV	144	$878,120.19	$6,097.92	$508.16
TOTAL	282	$1,604,485.00 —		

THE LANDING CONDOMINIUM ASSOCIATION, INC.

LIMITED PROXY / PODER LIMITADO

Membership Meeting / Reunión de Miembros – Tuesday, October 28, 2025
Location / Lugar: The Landing Clubhouse, 953 Salt Pond Place, Altamonte Springs, FL 32714
Time / Hora: 6:00 PM

Purpose / Propósito
This Limited Proxy is for the purpose of casting a vote to waive or reduce the full funding of the Association's traditional reserves for the fiscal year 2026, as permitted under Florida Statute §718.112(2)(f). Este Poder Limitado tiene como propósito emitir un voto para renunciar o reducir la financiación total de las reservas tradicionales de la Asociación para el año fiscal 2026, según lo permitido por el Estatuto de Florida §718.112(2)(f).

If approved by a majority of all owners, the Association may fund only the Structural Integrity Reserve (SIRS) categories, while waiving the Traditional (non-SIRS) reserves for one year. Si la mayoría de los propietarios aprueba esta medida, la Asociación podrá financiar solo las categorías de Reservas de Integridad Estructural (SIRS), renunciando temporalmente a las reservas tradicionales (no SIRS) por un año.

Limited Proxy Vote / Voto por Poder Limitado
I, the undersigned owner(s) of Unit No. ________in The Landing Condominium Association, Inc., hereby appoint: Yo, el(los) propietario(s) del apartamento núm. ________en The Landing Condominium Association, Inc., por la presente nombro a:

■ President of the Association / Presidente de la Asociación ____________________________
■ Other / Otro: ____

as my proxyholder to attend the meeting of the members to be held on October 28, 2025, and any lawful adjournments thereof, for the purpose of voting on the matter described below. como mi representante para asistir a la reunión de miembros que se llevará a cabo el 28 de octubre de 2025, y en cualquier aplazamiento legal de la misma, con el propósito de votar en el asunto descrito a continuación.

Vote / Voto (mark one / marque una opción):
YES / SÍ — I approve waiving or reducing the full funding of the Association's traditional (non-SIRS) reserves for fiscal year 2026. NO / NO — I do not approve waiving or reducing the full funding of the Association's traditional (non-SIRS) reserves for fiscal year 2026.

This proxy is limited to the specific issue above and may not be used for any other purpose. Este poder está limitado únicamente al tema indicado arriba y no puede usarse para ningún otro propósito.

This proxy shall be used solely for the meeting and adjournments thereof and shall expire 90 days after the date of the meeting. Este poder se utilizará únicamente para esta reunión y sus aplazamientos, y expirará 90 días después de la fecha de la reunión.

Dated / Fecha: _____/ _____/ 2025
Owner(s) Name / Nombre del Propietario: ______________________________
Unit Address / Dirección del Apartamento: ______________________________
Signature(s) / Firma(s): ______________________________

Important / Importante:

- All owners of record must sign, or the designated voting member if applicable. **Todos los propietarios registrados deben firmar, o el miembro designado para votar si aplica.**
- If you appoint someone other than the President, that person must attend the meeting to cast your vote. **Si designa a otra persona distinta al Presidente, esa persona debe asistir a la reunión para emitir su voto.**
- Unsigned or altered proxies are invalid. **Los poderes sin firma o alterados no serán válidos.**