

**AFFIDAVIT OF MAILING OR HAND DELIVERING
OF NOTICE TO UNIT OWNERS**

**STATE OF FLORIDA
COUNTY OF PINELLAS**

BEFORE ME personally appeared **GLORIA REED** and **LISA ACKER** who after being duly sworn, deposes and says that Notice of **ANNUAL & BUDGET ADOPTION MEETING** of **HICKORY GROVE CONDOMINIUM** to be held **FRIDAY, DECEMBER 12, 2025, at 6:00 pm** at **AMERI-TECH COMMUNITY MANAGEMENT, 24701 US HIGHWAY 19 N, SUITE 102, CLEARWATER, FL 33763**, and via **ZOOM** were emailed, mailed or hand delivered in accordance with applicable law. The Notices were mailed, or hand delivered to each unit owner at the address last furnished to the Association, as such addresses appear on the books of the Association. (Copy Attached)

HICKORY GROVE CONDOMINIUM ASSOCIATION, INC.

BY: *Gloria Reed, LCAM*
GLORIA REED, Community Manager

BY: *Lisa Acker*
LISA ACKER, Administrative Assistant

**STATE OF FLORIDA
COUNTY OF PINELLAS**

Sworn to and subscribed before me this 12th day of November, 2025, by
GLORIA REED, as Community Manager, and **LISA ACKER**, as Administrative Assistant of
HICKORY GROVE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation.

Personally Known ✓ or

NOTARY PUBLIC – STATE OF FLORIDA

Produced Identification _____

Type of Identification _____

Sign *Corey Palmer*



HICKORY GROVE CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF THE ANNUAL & BUDGET ADOPTION MEETING

To All HICKORY GROVE CONDOMINIUM Members,

The **ANNUAL and BUDGET ADOPTION MEETING** of **HICKORY GROVE CONDOMINIUM** will be held at the following **DATE, TIME, and LOCATION**:

- **DATE/TIME: FRIDAY, DECEMBER 12, 2025, at 6:00 PM**
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT (Conf Rm 3)
24701 US HIGHWAY 19 N., SUITE 102, CLEARWATER, FL 33763**
- **ZOOM LINK: Type this into your desktop app or web browser: zoom.us/join
Meeting ID = 894 3727 0762 / Password: 986977
<https://us02web.zoom.us/j/89437270762?pwd=OyPGQ3kPoDP0kK5OWtHqpa6yubDB59.1>**

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year the number of candidates running for the board does not exceed the number of vacancies that exist on the Board. In accordance with State Statutes, the candidates running for office, by Proclamation, will become the Association's new Board of Directors. Immediately following the annual meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor.

Agenda items are as follows:

Budget Meeting Agenda

1. Call to Order
2. Certify Quorum of the Board and Membership
3. Vote to Waive Financial Reporting
4. Vote to Roll over Excess Funds
5. Vote to Transfer Funds from Reserve Study Milestone 1&2 into Operating
6. Board Approval of 2026 Annual Budget
7. **Adjournment**

Annual Meeting Agenda

1. Call to Order
2. Appoint Chairperson of 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. Candidates Have Read and Agree to Abide by Association Documents
7. Election of Directors
8. Reports of Officers and Committees
9. Unfinished Business
10. New Business
 - a. Open Forum
 - b. Seating of New Board
11. **Adjournment**

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

By Order of the Board of Directors,

Gloria Reed, Gloria Reed, LCAM, Community Manager

Mailed: November 12, 2025