

SECOND NOTICE OF THE ANNUAL MEETING AND BOARD ELECTION OF GREENWOOD VILLAGE AT BRECKENRIDGE CONDOMINIUM ASSOCIATION

TO ALL MEMBERS:

On **January 21, 2026, at 2:00 p.m.** at The Breckenridge Clubhouse, 20091 Wimbledon Court, Estero, Florida, 33928. The Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association, including the election of Board Members. There will also be an Organizational Meeting of the Board Members immediately following the Annual Meeting. Below are the agendas.

ANNUAL MEMBERSHIP MEETING AGENDA

1. Call to Order / Determination of Quorum
2. Proof of Notice of Meeting
3. Disposition of Minutes from Previous Membership Meetings
4. Master Board Representative Report
5. Reports of Officers
6. Reports of Committees
7. Unfinished Business
8. Owner Comments
 9. No Election of Board Members necessary
10. New Business
 - a) Vote to transfer excess funds (or deficits) from the 2026 operating budget to the 2027 operating budget
 - b) Vote on allowing the Board to use reserve funds for emergency purposes
 - c) Vote to waive a Reviewed Financial Statement of 2026 and accept a Statement of Receipts and Expenditures
11. Adjournment

ORGANIZATION MEETING OF THE BOARD OF DIRECTORS

1. Call to Order
2. Establish a Quorum
3. Old Business
4. New Business
 - a) Appoint Board Members
- b) Organization of Officers
- c) Appointment of the Master Association Alternate
5. Board Comments
6. Adjournment

Pursuant to Florida law, an election of Directors of the Association is not required since the number of persons wishing to run for the Board was equal to or less than the number of vacancies to be filled. There were two (2) Board of Directors positions expiring, Ron Pritchard, Nick Corona and a 1 year remaining open seat. We received an intent to run for the Board from Ron Pritchard. There is one (1) position open for the Representative of the Master Association. Intents were received from Brenda Pitts. **Therefore, there will not be an election.**

Note: Florida Statute 718 has been revised and no longer requires that a statement be sent to each owner. Deleting this portion of the mailing saves the Association a considerable amount of money. Copies of the 2025 Financial Statements will be available upon request. If you wish to have a copy mailed/emailed to you, please contact D&D Association Services, 11000 Metro Pkwy. #4 Ft. Myers, FL or call 239-364-4325, email dawn@ddassociationservices.com

VOTING BY PROXY

Forty percent (40%) of all Association members (a “quorum”) must be present, in person or by proxy at the meeting, for business to be conducted. It is **VERY IMPORTANT** that you either attend the meeting or return your proxy form for your Association to conduct business at this Annual Meeting. We have enclosed envelopes for you to return your proxy.

Enclosures: Proxy/Proxy Envelope
2025 Annual Meeting Minutes

Greenwood Village at Breckenridge Condominium Association, Inc.

ANNUAL MEMBERS MEETING

January 15, 2025

Call to Order/Quorum: Peter Quattrociochi called the meeting to order at 3:05 with a quorum of 37 present or via proxy. Notice of the meeting was mailed/emailed to all owners and posted on the community boards as required. Dawn DeBonis, CAM represented D&D Association Services.

Disposition of unapproved Membership minutes: With no objections, the minutes of the January 18, 2024 Annual Meeting minutes were approved as presented.

Master Board Representative Report: Brenda Pitts was not present, she sends out regular reports via email to all residents after the Master Board meetings.

Reports of Officers:

Treasurer: Ron Pritchard reported December financials there is a positive net of \$157,872. He reviewed the income statement and balance sheet. There is CD maturing in February, the bank loan has been repaid, and the reserves are fully funded.

Reports of Committees: Bill VanNostrand reported they are working on putting a shed near the pergola for storage. The dumpster areas will be redone, he will have updates and costs at the next meeting. They are getting quotes for signs and mailboxes.

Social: Lauri Kruh reported that events have been cancelled due to the clubhouse not being open. There will be a pot luck on 2/10 and a free pizza/game night on 3/30. There will not be a poker run.

Landscape: Nick Corona reported the palms and hardwoods have been trimmed, sod replaced, dead trees removed, and the mulch has been done. A landscape modification form needs to be sent to Management for any requests by owners. There were 2 irrigation pumps and an expansion tank replaced.

Owner Comments: Some light posts are not lit, there were no Christmas lights at the posts. Owner questioned lanai damage and insurance funds received. There was a discussion regarding the insurance for the carports. Thanks to Mike Hansen for his work on the Board.

Election of Greenwood Village Board of Directors: There was no election necessary.

New Business: The vote to transfer excess funds (or deficits) from the 2025 operating budget to the 2026 operating budget was 35 in favor and 2 opposed. This motion passes.

The vote on allowing the Board to use reserve funds for emergency purposes was 34 in favor and 3 opposed. This motion passes.

The vote to amend 8.1 of the Declaration was 34 in favor and 3 opposed. This motion passes.

There was 1 intent submitted for the Master Board Representative by Brenda Pitts. Therefore, Brenda Pitts will be the Master Board representative.

With no further business before the Board Ron Pritchard motioned to adjourn, seconded by Bill VanNostrand with all in favor. The meeting adjourned at 4:09 PM.

Respectfully Submitted,
Dawn DeBonis, CAM

**FIRST NOTICE OF DATE OF THE ANNUAL MEETING
AND BOARD ELECTION OF GREENWOOD VILLAGE AT
BRECKENRIDGE CONDOMINIUM ASSOCIATION, INC.**

**AFFIDAVIT OF MAILING OR DELIVERING AND POSTING
OF NOTICE TO UNIT OWNERS**

I, the undersigned, Property Manager of the Condominium Association whose name appears at the bottom of this affidavit do hereby swear and affirm that the first and second notices of the annual members meeting held **January 21, 2026, at 2:00 PM.**, at located at 20091 Wimbledon Court, Estero, Florida 33928 were timely mailed or delivered in accordance with Section 718.112, Florida Statutes. The first notices (copy attached) were mailed or delivered on or before November 22, 2025 to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association and the second notices (copy attached) were mailed on or delivered on or before January 7, 2026 to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association. The second notice was also posted on or before January 7, 2026, in a conspicuous place on the Condominium Property.

Sworn to this 31st day of December 2025

**GREENWOOD VILLAGE AT BRECKENRIDGE
CONDOMINIUM ASSOCIATION, INC.**

BY: Dawn DeBonis
Dawn DeBonis, CAM

STATE OF FLORIDA:
COUNTY OF LEE:

Sworn to (or affirmed) and subscribed before me this 31st day of December 2025, by **Dawn DeBonis**, as Property Manager of **Greenwood Village of Breckenridge Condominium Association, Inc.**, a Florida Corporation, She is personally known to me or who has produced)type of identification) _____ as identification)

Jessica Doan
Notary Public

Jessica Doan
Printed Name

My commission expires: 03-19-2027

