

# BAYSIDE TERRACES OWNERS ASSOCIATION, INC.

## NOTICE AND AGENDA OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

**NOTICE IS GIVEN THAT A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF BAYSIDE TERRACES OWNERS ASSOCIATION, INC., WILL BE HELD ON THURSDAY, MAY 21, 2026 AT 10:00 A.M. EDT, AT THE UNIT OF WILLIAM AND PAMELA WIERSMA, LOCATED AT 3440 WILD OAK BAY BLVD, UNIT 131, BRADENTON, FL 34210, FOR THE PURPOSE OF CONSIDERING LEVYING A SPECIAL ASSESSMENT FOR THE BELOW STATED PURPOSES AND ALL COSTS, FEES, AND MISCELLANEOUS EXPENSES INCIDENTAL THERETO, INCLUDING, BUT NOT LIMITED TO, CONSULTANT FEES, AND ATTORNEY FEES. THIS MEETING WILL ALSO BE BROADCAST VIA ZOOM VIDEOCONFERENCE AT:**

### Join Zoom Meeting

<https://us02web.zoom.us/j/84451823536?pwd=9cZUtH69OVeb8vObDvJj8xytirLwX.1>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edi?muid=0fc82b42-c818-461d-99c8-faaffce29480>

Meeting ID: 844 5182 3536

Passcode: 351288

PLEASE NOTE, PURSUANT TO SECTION 718.112(2)(c)1., FLORIDA STATUTES, ARTICLE 12.2 DECLARATION OF CONDOMINIUM, AND ARTICLE 8.5 OF THE ASSOCIATION'S BY-LAWS, A SPECIAL ASSESSMENT WILL BE CONSIDERED AND VOTED ON BY THE BOARD OF DIRECTORS AT THIS MEETING. THE NATURE OF THE SPECIAL ASSESSMENT IS TO PAY FOR ALL COSTS, FEES, AND MISCELLANEOUS EXPENSES ASSOCIATED WITH AND INCIDENTAL TO THE FOLLOWING PURPOSES:

<u>Description of Purposes</u>	<u>Total Estimated Amount</u>	<u>Estimated Unit Amount</u>
Replacement of Common Element Lattice	\$46,500.00	\$894.23
Replacement of Common Element Stairs and Railing	\$168,700.00	\$3,244.23
Landscaping Plants and Irrigation	\$22,000.00	\$423.08
Replacement of Common Element Mailboxes	\$13,000.00	\$250.00
Installation of New Pipe Hangers to support pipes and Conduit underneath buildings	\$5,000.00	\$96.15
Engineering analysis of the structural integrity of balconies	\$4,800.00	\$92.31
<b>TOTAL</b>	<b>\$260,000.00</b>	<b>\$5,000.00</b>

**IF APPROVED, A SPECIAL ASSESSMENT IN THE ESTIMATED TOTAL AMOUNT OF \$260,000.00 SHALL BE LEVIED AGAINST THE UNITS IN PROPORTIONATE SHARES.**

**IF APPROVED, THE ESTIMATED AMOUNT OF THE SPECIAL ASSESSMENT PER UNIT WILL BE \$5,000.**

**IF APPROVED, THE PER UNIT SPECIAL ASSESSMENT OF \$5,000 SHALL BE DUE IN TWO INSTALLMENTS ON OR BEFORE THE FOLLOWING RESPECTIVE DEADLINES:**

1. **\$2,500.00 BY OR BEFORE JUNE 15, 2026; AND**
2. **\$2,500.00 BY OR BEFORE AUGUST 15, 2026**

IF ANY SPECIAL ASSESSMENT OR INSTALLMENT THEREOF IS NOT PAID WITHIN TEN (10) DAYS OF ITS DUE DATE, IT SHALL BE DELINQUENT, AND SHALL BE SUBJECT TO ACCRUED INTEREST AT 10% APR UNTIL PAID IN FULL, AND ATTORNEY'S FEES INCURRED INCIDENT TO COLLECTION, IN ACCORDANCE WITH THE DECLARATION, THE BY-LAWS AND AS PERMITTED BY CHAPTER 718, FLORIDA STATUTES.

THE OBLIGATION TO PAY THE SPECIAL ASSESSMENT SHALL BE A CONTINUING LIEN ON THE OWNER'S CONDOMINIUM UNIT AND A PERSONAL OBLIGATION OF EACH UNIT OWNER.

IN THE EVENT TITLE TO A UNIT PASSES VIA VOLUNTARY TRANSFER OF TITLE, ALL REMAINING AMOUNTS DUE AND OWING ON THE SPECIAL ASSESSMENT SHALL BE PAID IN FULL CONTEMPORANEOUS WITH ANY CLOSING OR TITLE TRANSFER.

ANY EXCESS FUNDS MAY EITHER BE APPLIED AS A CREDIT TOWARDS FUTURE ASSESSMENTS OR RETURNED TO UNIT OWNERS.

### **SPECIAL BOARD MEETING AGENDA**

The agenda for the Special Meeting of the Board of Directors will be as follows:

1. Call to order.
2. Calling of the roll.
3. Determination of a quorum.
4. Proof of due notice of meeting.
5. Reading and disposal of any unapproved minutes.
6. Report of Officers and Committees.
7. Management Report.
8. Unfinished business.
9. **New Business – CONSIDER, DISCUSS, AND VOTE ON LEVYING A SPECIAL ASSESSMENT FOR THE FOLLOWING PURPOSES:**

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10. Adjournment.

**DATED: May 7, 2026**

*(Corporate Seal)*

**BAYSIDE TERRACES  
OWNERS ASSOCIATION, INC.**

*Brian Critchell*

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**BRIAN CRITCHELL, PRESIDENT**