

**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:**

| <b><u>Description of Purposes</u></b>            | <b><u>Total Estimated Amount</u></b> | <b><u>Estimated Unit Amount</u></b> |
|--|--------------------------------------|-------------------------------------|
| 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> |

**New Business – Board Discussion and Vote to Approve Amendment to Article 5.3 of the Association’s By-Laws** (added and posted not less than 48 hours in advance of meeting).

10. Adjournment.

**DATED: May 7, 2026**

*(Corporate Seal)*

**BAYSIDE TERRACES  
OWNERS ASSOCIATION, INC.**

*Brian Critchell*

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**BRIAN CRITCHELL, PRESIDENT**