

**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 Meeting of **OUTLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.**, to be held **THURSDAY, DECEMBER 11, 2025, at 6:00 PM**. The meeting place will be at the **AMERI-TECH COMMUNITY MANAGEMENT (Branch Office), 6415 1<sup>ST</sup> AVENUE SOUTH, ST. PETERSBURG, FL 33707** and via **ZOOM** were 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)

**OUTLOOK VILLAGE 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 *11<sup>th</sup>* day of *November*, 2025,  
by **GLORIA REED**, as Community Manager, and **LISA ACKER**, as Administrative Assistant of  
**OUTLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation.

Personally Known  or  
Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**NOTARY PUBLIC – STATE OF FLORIDA**

Sign *Corey Palmer*  
Print *Corey Palmer*



# OUTLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.

## SECOND NOTICE OF THE ANNUAL MEETING AND BUDGET ADOPTION

To All OUTLOOK VILLAGE Members,

The ANNUAL MEETING of OUTLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** THURSDAY, DECEMBER 11, 2025, at 6:00 PM
- **LOCATION:** AMERI-TECH COMMUNITY MANAGEMENT (Branch Office)  
6415 1<sup>st</sup> AVE S, ST. PETERSBURG, FL 33707
- **ZOOM:** Type this link into your computer or phone browser: ZOOM.us/join  
Meeting ID: 895 7568 2703      Passcode: 055026  
One tap mobile: +13052241968      \*055026# US  
<https://us02web.zoom.us/j/89575682703?pwd=fL4BYezdM96VRgSjmh96gGaeovZhvy.1>

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 Waive Reserve Funding
5. Vote to Roll Over Excess Funds
6. Board Approval of 2026 Annual Budget
7. **Adjournment**

Agenda items are as follows:

### 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 (to be approved)
6. Candidates Have Read and Agree to Abide by Association Documents
7. Election of Directors
8. Unfinished Business
9. New Business
  - a. Open Forum
  - b. Seating of New Board
10. **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 11, 2025