

**SECOND NOTICE OF
DATE OF ANNUAL MEETING
CHARLESTON ON THE GREEN
CONDOMINIUM ASSOCIATION, INC.**

TO ALL MEMBERS:

NOTICE IS HEREBY GIVEN, in accordance with the By-Laws of the Association and Florida's Condominium Act, that the Annual Meeting of Members will be held at the following date, time and place:

Date: January 29, 2026
Time: 2:30 PM
Place: Clubhouse & Via Zoom

**Join Zoom Meeting-
Meeting ID: 840 9191 5158
Passcode: 705633**

AGENDA

1. Call to Order
2. Selection of Presiding Chairman
3. Calling of Roll and Certifying of Proxies
4. Proof of Notice of Meeting
5. Reading or Disposal of Previous Annual Meeting Minutes
6. Reports from the Association Officers
7. Vote on rule prohibiting the feeding of wildlife on Association Property
8. Membership Discussion
9. Waiver of Election - There were four (4) vacancies for the Board of Directors and three (3) persons submitted their name for Candidacy: Linda Gadbois, Carol McCormick, and Michael Ryan, therefore, there is no need for an election. Leslie Marie Stone submitted her intent after intents were due and will be appointed for the fourth seat.
10. Announcement of new Board of Directors
11. Adjournment

**The Organizational Meeting will be held immediately following
the Annual Meeting.**

**CHARLESTON ON THE GREEN
Condominium Association, Inc.**

LIMITED PROXY

The undersigned owner(s), or their voting representative, of Condominium Unit Number and Address _____ in Charleston on the Green Condominium Association, Inc., hereby constitutes and appoints the Secretary of the Association, his designee, or _____, as nominee and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent and cast votes only as I specifically instruct in reference to the following matters to come before the **Annual Meeting of Charleston on the Green Condominium Association, Inc.**, to be held on **January 29, 2026**, at **2:30 p.m.** at the **Clubhouse**. This Limited Proxy can be used for the purposes of obtaining a quorum.

Limited Powers:

(FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW)

_____ I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matter only as indicated below.

1. Do you approve a rule prohibiting the feeding of wildlife on Association property, including birds and squirrels, in order to prevent pest issues, property damage, and health concerns?

_____ **Yes**

_____ **No**

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it and revoke all prior proxies previously executed.

Dated: _____

Signature of Owner

Printed Name of Owner

Signature of Owner

Address of Owner

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____

Proxy _____

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)

RETURN TO:
Advantage Property Management, LLC
1111 SE Federal Hwy, Suite 100 – Stuart, FL 34994
Phone: 772-334-8900 – Fax: 772-288-0175
E-mail: advantagepm@advpropmgt.com