

NOTICE OF ANNUAL MEMBERSHIP MEETING TANGERINE TRAILS HOMEOWNERS ASSOCIATION, INC.

Notice is hereby given that the **Annual Membership Meeting** of the members of **Tangerine Trails Homeowners Association, Inc.**, will be held as follows:

DATE: Saturday, November 14, 2026

TIME: 1:00 P.M.

LOCATION: Northside Baptist Church
3131 Duff Rd.
Lakeland, FL 33810

The purpose of the Annual Membership Meeting is to conduct the proper business of the Association, including any matters properly brought before the membership and any election of Directors required by the Association's governing documents and Florida statutes.

An Agenda for the Annual Membership Meeting is enclosed with this notice.

Members are encouraged to attend the meeting. Members entitled to vote may vote in person or by proxy as permitted by Florida law and the Association's governing documents.

This notice is being provided in accordance with **Florida Statute §720.306** and the governing documents of the Association.

A copy of the 2027 budget and the most up-to-date financial report are available upon request at no charge. This information will be presented at the Annual meeting, and you can obtain a copy by calling Guy Amato at 863-617-9109 or emailing a request to tangerinetrailshoa@gmail.com.

NOTICE DATE: October 14, 2026



Grace Amato, Secretary

Tangerine Trails Homeowners Association, Inc.

TANGERINE TRAILS HOMEOWNERS ASSOCIATION ANNUAL MEETING AGENDA

DATE OF MEETING: Saturday, November 14, 2026

TIME: 1:00 P.M.

LOCATION: Northside Baptist Church
3131 Duff Road
Lakeland, FL 33810

Call to Order

Certification of Meeting Posting and Agenda

Reading and Approval of Last Minutes

President's Annual Report

Financial Report: AIA Property Management will present the financial report for 2026.

Budget: AIA Property Management will present the budget for 2027.

OLD BUSINESS:

The previous Board concluded all old business at the last Annual meeting.

NEW BUSINESS:

Deed Restrictions: This is an update only. No vote will be taken at this meeting.

Yard Sale: Members present will vote on a date for the next annual yard sale.

Election of Directors: Members will vote on who will serve on the next Board of Directors.

Open Discussion: Members can raise and discuss any issues they wish.

ADJOURNMENT

A meeting of the Board of Directors will be held immediately following this meeting to elect officers and to conduct other business as appropriate.

TANGERINE TRAILS HOA

NEWSLETTER

October 14, 2026

Annual Meeting

The official notice for the upcoming annual meeting is enclosed, along with the agenda. The meeting will be held on Saturday, November 14, 2026, at 1:00 PM, at Northside Baptist Church, 3131 Duff Road, Lakeland. The main item on the agenda is the election of Directors. Five director positions need to be filled and there are six people who expressed an interest in serving. They are Guy Amato, Willie Frazier, Grace Amato, Donald Williams, Wilbert Randall, and Ronald Blair. Each lot gets one vote, so please decide among your family members who you would like to vote for and who in your family will be casting the vote. If you would like more information, please contact Guy at 863-617-9109 or tangerinetrailshoa@gmail.com. It would be great to see everybody at the Annual meeting.

There will be a Board of Directors' meeting immediately following the Annual Meeting. All homeowners are invited to attend that meeting as well.

Annual Community Yard Sale

The annual community yard sale was held on October 10, 2026. We saw a lot of cars driving through the neighborhood and stopping at the houses that were participating. People seemed to be happy with the way it went, so we will be discussing the date for the next annual yard sale during the Annual meeting on November 14, 2026.

Deed Restrictions

If you read the September newsletter, then you know that we are currently rewriting the deed restrictions and other governing documents, and this requires that all of those documents be typed into Word format. Guy is working on this personally and he anticipates that everything should be ready to go before the summer of 2027. As soon as everything is ready, you will receive a copy of all the proposed changes, and you can vote on them individually. After that, a final draft of what you approved will be sent to our attorneys, so they can ensure that all the language meets legal requirements and everything is on the proper form and ready for your final vote. If the final draft is approved by the members, the new deed restrictions will take effect after the documents have been recorded with the County. Since this is still a work in progress, you can still make suggestions about things you would like included in the proposed deed restrictions. Just contact Guy at 863-617-9109 or tangerinetrailshoa@gmail.com. All ideas are welcome.

By the way, the most common deed restriction violation we see are people parking trailers or RVs in front of the house. If you own a trailer or RV, please park it on a non-street side or rear of the house.

The Budget

Our new budget is going to be discussed at the Annual meeting on November 14, 2026. We are happy to report that we anticipate a surplus next year of \$10,534. The people you elected to the Board last year promised to run the Association in the most fiscally responsible way possible, which has resulted in significant cost savings. Our goal has been to save enough money to accomplish three objectives.

1. As you may know, there was a \$17,300 deficit in 2025, and the current Board promised to replace this money to keep our operating fund fiscally sound.
2. We also promised to find the money as soon as possible to upgrade the front entrance sign. We know this is an important issue for many of you, so it is high on our priority list.
3. As previously discussed, we need to rewrite the deed restrictions.

Obviously, \$10,000 is not going to get all of this done, but it may be enough to cover the sign and the deed restrictions. This will still keep us within budget. Those decisions will be made at upcoming meetings. If those two objectives can be accomplished in 2027, future savings can be applied to replacing the operating funds from 2025. Barring any unknown catastrophes, we are hopeful that the operating funds can be replaced by the end of 2029. We just need to remain fiscally responsible and keep our eye on the ball. We proved this year that it can be done, so we just need to stay the course and keep doing it.

We thank you for your support. As always, if you have any questions or concerns, please do not hesitate to call either Barbara Frederick (AIA Property Management) or Guy Amato. Their contact information is below.

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