

**LAUREL HILLS CONDOMINIUM ASSOCIATION, INC.
7197 BALBOA DRIVE
ORLANDO, FL. 32818
OFFICE (407)293-7931
FAX (407)292-9207**

SECOND NOTICE

Annual Meeting & Election of Directors &

ORGANIZATIONAL AND REGULAR DIRECTORS MEETING

TO ALL MEMBERS:

On MAY 4TH 2026 AT 4:00 P.M. at Laurel Hills Condominium Association's Office, located at 7197 Balboa Drive, Orlando, Florida 32818, the Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association. The identification of agenda items is as follows:

1. Roll Call (Certifying Quorum)
2. Proof of Notice of Meeting
3. Reading Of Minutes of Previous Annual Meeting
4. Reports of Officers
5. Reports of Committees
6. Election of Board Members
7. Unfinished Business
8. New Business
9. Adjournment

LAUREL HILLS CONDOMINIUM ASSOCIATION, INC.
A CORPORATION NOT-FOR-PROFIT

BY: PRESTIGE PROPERTY MANAGEMENT SERVICES

DATED 04/05/2026

A majority of all Association Members (a "Quorum") must be present, in person or by proxy, at the meeting, in order for business to be conducted. It is VERY IMPORTANT that you either attend or provide a limited proxy in order to conduct business at this Annual Meeting.

Pursuant to Florida law, F.S.718.112(2)(d)(1) an election of the Directors of this Association is NOT required, since the number of persons wishing to run for the Board was EQUAL to the number of vacancies to be filled. F.S.718.112(2)(d)(2) further states that no nominations from the floor are to be accepted by the Association. Any candidate desiring to run for the Board of Directors must have submitted their intent to run in writing 40 days in advance of the Annual Meeting. Results will be announced at the Annual Meeting.

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ORGANIZATIONAL MEETING

DATE: 05/04/2026

TIME: 4PM

PLACE: LAUREL HILLS OFFICE @ 7197 BALBOA DRIVE ORLANDO, FL 32818

ZOOM:

Join Zoom Meeting

<HTTPS://us06web.zoom.us/j/86038408593?pwd=TvOeGjTWpP62XkeX1l1bDLjMLV8GUB.1>

Meeting ID: 860 3840 8593

Passcode: 125211

AGENDA

1. CALL TO ORDER

2. READING OF THE MINUTES

3. NEW BUSINESS

- A. SEATING OF THE DIRECTORS/OFFICERS
- B. DATE OF THE NEXT REGULAR BOARD OF DIRECTORS' MEETING

4. ADJOURNMENT

BY THE ORDER OF THE BOARD OF DIRECTORS LAUREL HILLS CONDOMINIUM ASSOCIATION, INC.

A CORPORATION NOT-FOR-PROFIT

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Regular Meeting

DATE: 05/04/2026

TIME: 4PM

PLACE: LAUREL HILLS OFFICE @ 7197 BALBOA DRIVE ORLANDO, FL 32818

ZOOM:

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AGENDA

1.CALL TO ORDER

2.ROLE CALL

3.Proof of Notice of Meeting

4.DISCUSSION:

A. COLLECTON OF PAST DUE ACCOUNTS- CAN BE USED TO OFFSET THE INSURANCE AND ROOF EXPENSES

B. DISCUSS THE STATUS OF FILING LIENS FOR ANY HOMEOWNER OWEING PAST DUE MONTHLY FEES AND EXPECTATIONS

C.DISCUSS NEW ROOFS LEAKING SINCE THE STORM AND PLAN OF ACTION (OPTIONS IF ANY)- STILL OPEN

D.INSURANCE OPTIONS-

* WIND OPTION IS OFFERED THIS YEAR BUT WITH AN INCREASE TO THE POLICY

* TOTAL COST OF INSURANCE INCLUDING THE WIND POLICY APPROXIMATELY WAS \$145000 FOR THE YEAR BUT WE WERE ABLE TO OBTAIN ANOTHER QUOTE FOR \$108,000.

* THIS IS THE 1ST YEAR WE ARE OFFERED A WIND POLICY.

*WE HAVE BUDGETED FOR 2026 INSURANCE AT 85K- DISCUSS A SPECIAL ASSESSMENT IMMEDIATELY TO COVER THE ADDITIONAL REQUIRED INSURANCE COSTS TO BE FULLY INSURED FOR WIND COVERAGES FOR THE UPCOMING HURRICANE STORMS.

E. DISCUSS HOMEOWNERS THAT STILL HAVE SATELLITES ON THE ROOFS.

F. DISCUSS THE OUTDATED ELECTRIC PANELS

G. TRASH IS A MAJOR ISSUE

5.OPEN DISCUSSION

6. ADJOURNMENT

BY: PRESTIGE PROPERTY MANAGEMENT SERVICES