

Freedom at Village Walk Owners Association, Inc.

2025 Annual Meeting Packet



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Prepared by Elim Services for the Board of Directors and Owners



NOTICE OF ANNUAL MEMBERSHIP MEETING, ELECTION OF BOARD, FOLLOWED BY BOARD OF DIRECTORS ORGANIZATIONAL MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of Freedom at Village Walk Homeowners Association, Inc., that the annual meeting of members and election of the Board of Directors will be held at the following date, time and place:

Date: June 19, 2025

Time: 6:00 – 7:30 pm

Place: Journey Church - 95707 Amelia Concourse, Fernandina Beach, FL 32034 (Meeting Room)

Zoom: Meeting ID: 637 118 7387 / Meeting Link <https://us06web.zoom.us/j/6371187387>

Ten percent (10%) percent of all Association members (a 'quorum') must be present, in person or by proxy, at the meeting, in order for business to be conducted, including the Election of Directors. It is very important that you either attend or SEND IN YOUR PROXY. If you have an interest in serving on the Board of Directors, please complete the enclosed Director Nomination Form and return to Elim Services **no later than 06/15/25** in order to have your name on the prepared ballot. Any qualified late nominations will be accepted as "write-in" candidates. **If there is a quorum *and* there are more qualified owners interested in Board Service than seats, there will be an Election.**

Immediately following the Membership meeting, the new Board of Directors will conduct an Organizational Board Meeting to appoint officers.

Agenda

1. Calling of the roll and Certifying proxies to determine quorum
2. Review of previous Annual Membership Meeting minutes
3. Membership Vote for Proceeding with 55 and Over Attorney Document Drafting Fees
4. Election of Directors (Membership vote, if quorum is met)
5. Open Forum (3 minute timeframe for owners to comment or ask questions – if we can answer right away we will, otherwise, we are happy to research and get back to you.)
6. Ongoing Business
7. Adjournment.

Next Planned Meetings:

- Board Budget Meeting scheduled for Fall 2025
- ARB Sessions as needed

Freedom at Village Walk HOA

Deesa Armstrong

Deesa Armstrong, CAM,

Elim Services,

904-241-8886

www.ElimServices.com



DIRECTOR NOMINATION FORM

Members of the Board of Directors are elected at the Annual Membership Meeting *IF* there is a quorum of members and *IF* there are more nominations than board positions. The candidate(s) with the most votes at the meeting will be elected for a two (2) year term, serving from 2025 through the election in the 2027 Annual Membership Meeting.

- Association members may nominate themselves or any other member(s).
- Multiple forms may be submitted (only one director may serve per household.)
- Anyone in good standing nominated will be contacted to ascertain their willingness to serve.
- We ask that forms be returned on or **before June 15th, 2025** to allow time for this contact and consideration.
 - Any nominations received after this requested date may not be able to have their name printed on the ballot.
 - Emailing the completed form is the preferred method of response.

I hereby nominate the following individual to serve as a Director on the Board of Freedom at Village Walk Home Owners Association, Inc.

Print Nominee Name and Street Address:

Print Your Name, Street Address, and Email Address:

Signature

Date

Please note: Under the provisions of Chapter 720 of the Florida Statutes, a candidate will not be eligible for board membership if any of the following apply:

- 90 days delinquent in the payment of any fee, fine, special or regular assessment due the association.
- Convicted of a felony in Florida or convicted of an offense in another jurisdiction that would be considered a felony in Florida (unless civil rights have been restored for at least five years)

Effective as of 2024 - within 90 days of election, new board members are required to complete a 4 hour board certification course. Elim will assist with this schedule.

This form may be submitted by US mail, e-mail or fax.

Freedom at Village Walk Home Owners Association, Inc.

c/o Elim Services, Inc.

1941 Mayport Road

Atlantic Beach, FL 32233

Fax: (904) 212-2103

E-mail: Deesa@ElimServices.com



SELF -NOMINATION FORM

As mentioned, self-nominations are encouraged/accepted. If you are nominating yourself, please complete the entire form.

- We ask that forms be returned on or **before June 15th, 2025**. Any nominations received after this requested date may not be able to have their name printed on the ballot.
- Please email the completed form to Deesa@ElimServices.com

I hereby nominate myself to serve as a Director on the Board of Freedom at Village Walk Home Owners Association, Inc. and I understand the fiduciary requirements of the position.

Print Your Name, Street Address, and Email Address:

Indicate Reason for Interest:

List Any Previous Experience:

What is your Occupation:

List any Additional Information You Feel Would Be Beneficial :



PROXY

2025

Annual Membership Meeting and Election of the Board of Directors

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Secretary of the Association, or _____, agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the membership meeting of the Association, to be held on June 19, 2025, at 6:00 pm., and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present.

(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.)

DATED this _____ day of _____, 2025.

Signature

Homeowner Name

Property Address

Email Address

Deliver completed proxy to a board member or homeowner planning to attend the meeting. You may also send to the Association at:

Freedom at Village Walk Homeowners Association, Inc.
c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233

E-mail: Deesa@ElimServices.com

Fax: (904) 212-2103

(See instructions for voting by proxy on reverse side.)



**INSTRUCTIONS FOR PROXY USED TO
ESTABLISH A QUORUM AT THE
ANNUAL MEETING**

If you are unable to attend the Members' Meeting **in person** and want to count towards a quorum this proxy from must be returned to Elim Services in advance of the meeting OR provided to a neighbor to bring to the meeting. **Even if** you plan to attend and listen in via Zoom, for a MEMBERSHIP MEETING, the state **requires a proxy** to "count" your attendance.

1. A proxy is for the purpose of appointing another person to vote for you in the event you might not be able to **attend** the meeting. It must be signed by the person authorized to cast the vote for the parcel. If you want to vote and do not attend the Annual Meeting, you must vote by proxy.
2. The proxy can be hand-delivered, either by you or your proxy, or submitted by US Mail, email or fax:

Freedom at Village Walk Homeowner's Association, Inc.
c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233

Email: Deesa@ElimServices.com

Fax: (904) 212-2103

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you can withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It can also be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as proxy decides that he or she will be unable to attend the meeting.