

AFFIDAVIT OF MAILING OR HAND DELIVERING
OF NOTICE TO UNIT OWNERS

STATE OF FLORIDA

COUNTY OF PINELLAS

BEFORE ME, JAMES MYRTHIL and KATHERINE REYNOLDS personally appeared, who after being duly sworn, deposes and says that the **SPECIAL MEETING – AMENDMENT TO DECLARATIONS AND LIGHT SPECS. APPROVAL** of **WESTWINDS OF TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.** to be held **WEDNESDAY, SEPTEMBER 2ND, 2026, at 6:00 PM** at **ZOOM/ZOOM CALL: Meeting ID: 823 1611 0390 Passcode: 989148 One tap mobile: 305 224 1968 989148# US** And held at **AMERI-TECH COMMUNITY MANAGEMENT 6415 1st South, St Petersburg, FL 33707**, were mailed, or hand delivered in accordance with applicable law. Notices were mailed or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association. (Copy Attached)

WESTWINDS OF TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.

BY: _____

JAMES MYRTHIL, Community Manager

BY: _____

KATHERINE REYNOLDS, Administrative Assistant

STATE OF FLORIDA

COUNTY OF PINELLAS

Sworn to and subscribed before me this 19 day of August, 2026

By **JAMES MYRTHIL** as Community Manager and **KATHERINE REYNOLDS** as Administrative Assistant of **WESTWINDS OF TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.**, a

Florida not-for-profit corporation.

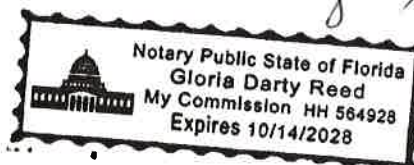
Personally Known ☒ or

Produced Identification ☐

Type of Identification _____

NOTARY PUBLIC – STATE OF FLORIDA

Sign Gloria Darty Reed



Westwinds of Treasure Island Condominium Association, Inc.

NOTICE OF SPECIAL MEMBERS' MEETING

To: WESTWINDS OF TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC., MEMBERS,

The Special Members' Meeting of **WESTWINDS OF TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.**, will be held on the following DATE, TIME, and LOCATION:

DATE: Wednesday, September 2nd, 2026

TIME: 6:00 PM EST

LOCATION: 6415 1st Ave S, St. Petersburg, FL 33707

Call-in Number: (305) 224-1968

Meeting ID: 823 1611 0390

Meeting Passcode: 989148

This Special Members' Meeting of the Association will be held for the purpose of approving the amendment to the Declaration, Section 6.1, of Association Documents and approving the new Light Specs for all Unit Entry Wall Lanterns and Hallway / Breezeway Ceiling Lights for the buildings. Included in this mailing are **Two Limited Proxy votes** and a copy of the proposed amendment and the proposed Light Specs details & picture for your review on page 5 & 6. Board recommends YES vote for both.

AGENDA

- 1) Call to Order
- 2) Proof of Notice of the Meeting
- 3) Establish Quorum of Membership
- 4) Approve Previous Meeting Minutes
- 5) New Business:
 - a. Vote Results/Approval Amendment to the Declaration, Section 6.1
 - b. Vote Results/Approval for Lighting Specs.
- 6) Open Forum
- 7) Adjournment

Board of Directors
James Myrthil, LCAM
Ameri-Tech Community Management Partners LLC

Mailed: 08/19/26

Westwinds of Treasure Island Condominium Association, Inc.

Limited Proxy (1)

The undersigned owner(s) or designated voter of 10265 Gulf Boulevard, Treasure Island, Florida, 33706, unit number _____ in Westwinds of Treasure Island Condominium Association, Inc. hereby appoints the Association Manager of the Association or _____ as my proxy-holder to **ATTEND** the Special Meeting of Westwinds of Treasure Island Condominium Association, Inc. to be held at 6:00 pm EST on Wednesday, September 2, 2026, at the Ameri-Tech 6415 1st Ave South St Petersburg, FL 33707. Zoom/Zoom call – **Refer to Agenda Page**. The proxy-holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy-holder's authority is limited as indicated below.

LIMITED POWERS (for your vote to be counted on the following issues, you must indicate your preference in the blank (s) provided below).

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as indicated below:

Board Recommends YES vote

1. Should the Declaration of The Westwind of Treasure Island, A Condominium be amended as to the following provisions (a copy of the proposed amendments are attached hereto as Exhibit A for review and voting purposes):

- a. **Item No. 1:** Section 6.1 Amendment of Declaration _____ YES _____ NO

By the Association. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered. An amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the members of the Association. Except as elsewhere provided, approvals of proposed amendments must be by affirmative vote of ~~Unit Owners owning in excess of no less than~~ two-thirds (2/3) of the votes cast by Unit Owners at a membership meeting where a quorum is present

2. A copy has been provided herewith for review and voting (see next page) _____ YES _____ NO

Signature of Owner or Designated Voter:

Signature of Co-Owner:

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy holder above, designates _____
to substitute for me in voting the proxy set forth above. (Print Name)

Dated: _____
(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

Westwinds of Treasure Island Condominium Association, Inc.

Proxy Vote (1)

If you are unable to attend the Special Meeting and wish to vote on all issues by proxy, please note the following information about proxies:

1. A proxy is for the purpose of establishing a quorum and for appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by all owners or voting representative of the unit. **You must vote for the Limited Proxy questions in order for your vote to be counted and your proxy-holder must be present.**
2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered, either by you or your proxy, or email it to kreynolds@ameritechmail.com or mailed to the Association c/o Ameri-Tech Community Management Partners, LLC, 6415 1st Ave. S., St. Petersburg, FL 33707. You are encouraged to submit your proxy in advance of the meeting in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may 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 may 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.

NOTES OF EXPLANATION ON PROXY ITEMS: *Board of Directors recommends a YES vote.

The Board recommends a YES vote

Proposed amendment to Section 6.1 of the Declaration of Westwinds of Treasure Island, a Condominium, to read as follows:

6. Amendments. Except as elsewhere provided herein, amendments may be effected as follows:

6.1 By the Association. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered. An amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the members of the Association. Except as elsewhere provided, approvals of proposed amendments must be by affirmative vote of Unit Owners owning in excess of no less than two-thirds (2/3) of the votes cast by Unit Owners at a membership meeting where a quorum is present.

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; DELETED LANGUAGE INDICATED BY STRIKE-THROUGHS; UNAFFECTED LANGUAGE INDICATED BY "..."

The Association will incur additional administrative costs if the meeting is rescheduled due to the failure to achieve a quorum. Therefore, please be sure to mail in your proxy, even if you plan to attend the meeting. Thank You.

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

Limited Proxy 2

The undersigned owner(s) or designated voter of 10265 Gulf Boulevard, Treasure Island, Florida, 33706, unit number _____ in Westwinds of Treasure Island Condominium Association, Inc. hereby appoints the Association Manager of the Association or _____ as my proxy-holder to **ATTEND** the Special Meeting of Westwinds of Treasure Island Condominium Association, Inc. to be held at 6:00 pm EST on Wednesday, September 2, 2026, at the Ameri-Tech 6415 1st Ave South St Petersburg, FL 33707. Zoom/Zoom call - **Refer to Agenda Page** The proxy-holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy-holder's authority is limited as indicated below.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____ I specifically authorize and instruct my proxy-holder to cast my vote in reference to the following matters as indicated below (see attached Notes of Explanation on Proxy Items):

***SEE PAGE 5 & 6 FOR THE LIGHT SPECS & PICTURE.**

2.) I cast my vote to update Light Specs for Capital Lighting Bradford 1-Light Outdoor Wall Lantern and Project Source Integrated LED Flush Mount

_____ YES _____ NO

***A Yes Vote** to approve these New Light Specs or a **NO vote** to stay with the existing Light Specs.
Board Recommends a YES Vote

Signature of Owner or Designated Voter:

Signature of Co-Owner:

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy holder above, designates _____
to substitute for me in voting the proxy set forth above. (Print Name)

Dated: _____
(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was give.

The Association will incur additional administrative costs if the meeting is rescheduled due to the failure to achieve a quorum. Therefore, please be sure to mail in your proxy, even if you plan to attend the meeting.
Thank You.

Westwinds of Treasure Island Condominium Association, Inc.

Proxy #2 – Light Spec details

If you are unable to attend the Special Meeting and wish to vote on all issues by proxy, please note the following information about proxies:

1. A proxy is for the purpose of establishing a quorum and for appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by all owners or voting representative of the unit. **You must vote for the Limited Proxy questions in order for your vote to be counted and your proxyholder must be present.**
 2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered, either by you or your proxy, or email to kreynolds@ameritechmail.com or mailed to the Association c/o Ameri-Tech Community Management Partners, LLC, 6415 1ST Ave South, FL 33707. You are encouraged to submit your proxy in advance of the meeting in order to avoid delay in registration.
 3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may 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 may 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.
-

Board recommends a YES Vote

***Specs on the NEW lights below and see next page for picture:**

Unit Entry Wall Lantern

Capital Lighting Bradford 1-Light Outdoor Wall Lantern

- Model: 94641
- Finish: Bronze
- UL/cUL Wet Location Rated (approved for direct exposure to rain)
- Durable metal construction with seeded glass
- Accepts one medium-base (E26) bulb (LED recommended)
- Approximately 13¼" H × 7" W × 8" Projection
- Compatible with dimmable LED bulbs

- Hallway / Breezeway Ceiling Light

Project Source Integrated LED Flush Mount

- Finish: Matte Black
- Size: 11-inch diameter
- ETL Wet Location Rated (suitable for covered exterior walkways and breezeways)
- Integrated LED (no bulb replacement required)
- Approximately 1,200 lumens
- 3000K Warm White color temperature
- Energy-efficient, long-life LED (typically 50,000-hour rated life)
- Low-maintenance sealed fix

UNIT 205 ENTRY

Accessible Beige walls
Coastal Plain door & trim



UNIT ENTRY LIGHT



Capital Lighting Bradford
1 Light Outdoor Wall Lantern
94641 | Bronze

UNIT NUMBER PLAQUE



Modern Floating Address Plaque
5" Numbers | Bronze

HALLWAY CEILING LIGHT



Project Source Integrated LED
Indoor/Outdoor Flush Mount
Matte Black | 11"

BREEZEWAY / HALLWAY

Accessible Beige walls
New modern integrated
LED flush mount



BEFORE - ENTRY



BEFORE - HALLWAY



A CLEAN, COASTAL, UPDATED LOOK THAT COMPLEMENTS ACCESSIBLE BEIGE & COASTAL PLAIN
Brighter • More Modern • Lower Maintenance • Better Curb Appeal

2 Whites, LLC
5267 Wood Ave
Hamburg, NY 14075

Kandi Baaske
16426 W 85th Lane #B
Arvada, CO 80007

Kandi Baaske
16426 W 85th Lane #B
Arvada, CO 80007

Brian Buttery
Pam Buttery
240 Ridout St, Port Hope
Ontario Canada L1A 1P3,

Suzanne Cox
John Cox
747 12th Avenue North
St Petersburg, FL 33701-1009

Norman Downes
Sherran Downes
18 Berkshire Road
Old Bridge, NJ 08857

Jeremy Ernstes
Sarah Ernstes
3106 Long Rifle Drive
Wimauma, FL 33598

Evgenia Forsyth
Chad Forsyth
510 Cutwater Trail
Atlanta, GA 30328

Thomas Gill
Lisa Gill
2916 Mossy Timber Trail
Valrico, FL 33596

Teresa Gregory
Thomas Gregory
1885 Steiger Lake Lane
Victoria, MN 55386

Kyle Hollister
Hong-Xen Hollister
3621 W Tampa Circle
Tampa, FL 33629

Garry Jones
JoAnne Jones
2513 Sherman Drive
Kokomo, IN 46902

Stephen Klobe
Karen Klobe
11528 Viani Terrace
Palmetto, FL 34221

Madeira Equity Partners, LLC
2215 E Redwood Blvd
Brandon, SD 57005

Rita McKnight
19610 Bergenfeld Drive
Land O Lakes, FL 34638

Cameron Melvin
Janet Flores
8687 Reymont Street
Orlando, FL 32827

Anthony & Antoinette Milano
Chris & Sara Schall
19 Smiley Ingram Road
Carthersvilla , GA 30121

Charlene Miller
604 Laguna Vista Court
Largo, FL 33771

John Morrison
3411 SW 103rd Street
Gainesville, FL 32608

Shawn Peacher
9916 Marbella Dr
Bradenton, FL 34211

Anthony Richards
Stephanie Richards
5803 Cay Cove Port
Tampa, FL 33615

Karen Romo
Jesus Romo
1105 W Plymouth St.
Tampa, FL 33603

Kevin Ryan
Marian Ryan
1220 12th St N
St. Petersburg, FL 33705

T & C Ribble Enterprises, LLC
11517 Navel Orange Way
Tampa, FL 33706

Monica Throckmorton
2 Adalia Ave, #1003
Tampa, FL 33606

Tamela Tobin
4402 Hammocks Dr, #102
Erie, PA 16506

Twelve Twenty One Properties, LLC
Cathy Davidson
802 Cottage Hill Way
Brandon, FL 33511

West Winds 303, LLC
PO Box 66689
St. Petersburg, FL 33736

Westwinds TI, LLC
Peter Donnantuoni
8 Paradise Lane
Treasure Island, FL 33706

Westwinds TI, LLC
Peter Donnantuoni
8 Paradise Lane
Treasure Island, FL 33706

David White
Linda White
5267 Wood Ave
Hamburg, NY 14075

WWTI315, LLC
605 Apollo Beach Blvd
Apollo Beach, FL 33572

Ni Xiaorong
Ding Xiang Rd, Flat 802, No 2, Lane
1399
Shanghai, China,

First Name	Last Name	2nd First Name	2nd Last Name	Street #	Address 1	Unit #	City	State	Zip Code
Kandi	2 Whites, LLC			5267	Wood Ave		Hamburg	NY	14075
Kandi	Baaske			16426	W 85th Lane #B		Arvada	CO	80007
Suzanne	Baaske			16426	W 85th Lane #B		Arvada	CO	80007
Norman	Cox	John	Cox	747	12th Avenue North		St Petersburg	FL	33701-1009
Jeremy	Downes	Sherran	Downes	18	Berkshire Road		Old Bridge	NJ	08857
Evgenia	Ernstes	Sarah	Ernstes	3106	Long Rifle Drive		Wimauma	FL	33598
Thomas	Forsyth	Chad	Forsyth	510	Cutwater Trail		Atlanta	GA	30328
Teresa	Gill	Lisa	Gill	2916	Mossy Timber Trail		Valrico	FL	33596
Kyle	Gregory	Thomas	Gregory	1885	Steiger Lake Lane		Victoria	MN	55386
Garry	Hollister	Hong-Xen	Hollister	3621	W Tampa Circle		Tampa	FL	33629
Stephen	Jones	JoAnne	Jones	2513	Sherman Drive		Kokomo	IN	46902
	Keytech Florida, LLC			10265	Gulf Blvd	204A	Treasure Island	FL	33706
Lea Ann	Klobe	Karen	Klobe	11528	Viani Terrace		Palmetto	FL	34221
Rita	Madeira Equity Partners, LLC			2215	E Redwood Blvd		Brandon	SD	57005
Cameron	Malmin			10265	Gulf Blvd	209B	Treasure Island	FL	33706
Anthony & Antoinette Milano	McKnight	Janet	Flores	19610	Bergenfeld Drive		Land O Lakes	FL	34638
Charlene	Melvin	Chris & Sara	Schall	8687	Reymont Street		Orlando	FL	32827
John	Miller			19	Smiley Ingram Road		Carthersvilla	GA	30121
Shawn	Morrison			604	Laguna Vista Court		Largo	FL	33771
Charles	Peacher			3411	SW 103rd Street		Gainesville	FL	32608
Anthony	Radliff, Jr.	Stephanie	Richards	9916	Marbella Dr	313B	Bradenton	FL	34211
Karen	Richards	Jesus	Romo	10265	Gulf Blvd		Treasure Island	FL	33706
Kevin	Romo	Marian	Ryan	5803	Cay Cove Port		Tampa	FL	33615
Monica	Ryan	T & C Ribble Enterprises, LLC		1105	W Plymouth St.		Tampa	FL	33603
Tamela	T & C Ribble Enterprises, LLC			1220	12th St N		St Petersburg	FL	33705
	Throckmorton			11517	Navel Orange Way		Tampa	FL	33706
	Tobin			2	Adalia Ave, #1003		Tampa	FL	33606
	Twelve Twenty One I Cathy		Davidson	4402	Hammocks Dr, #102		Erie	PA	16506
	West Winds 303, LLC			802	Cottage Hill Way		Brandon	FL	33511
	Westwinds TI, LLC	Peter	Donnantuoni		PO Box 66689		St. Petersburg	FL	33736
	Westwinds TI, LLC	Peter	Donnantuoni	8	Paradise Lane		Treasure Island	FL	33706
David	White	Linda	White	8	Paradise Lane		Treasure Island	FL	33706
	WWTI315, LLC			5267	Wood Ave		Hamburg	NY	14075
NI	Xiaorong			605	Apollo Beach Blvd		Apollo Beach	FL	33572
Brian	Buttery	Pam	Buttery	240	Ding Xiang Rd, Flat 802, No 2, Lane 1399		Shanghai, China		
					Ridout St, Port Hope		Ontario Canada L1A 1P3		

James Myrthil is inviting you to a scheduled Zoom meeting.

Topic: WESTWIND SPECIAL MEETING

Time: Wednesday, Sep 2, 2026 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82316110390?pwd=n8YoELwBd3aMfk4cQsr3gKTFSmCaBs.1>

Meeting ID: 823 1611 0390

Passcode: 98914

One tap mobile

+13052241968,,82316110390#,,, *989148# US

+13017158592,,82316110390#,,, *989148# US (Washington DC)

Meeting chat link

<https://us02web.zoom.us/launch/jc/82316110390>

View meeting insights

<https://us02web.zoom.us/launch/edl?muid=691a271a-db50-4345-aede-b7a25be807b7>

Join instructions

<https://us02web.zoom.us/meetings/82316110390/invitations?signature=AlbOy0k3NZ46zp2MUYNHUWr6jBoLZahlyynL9537lp>

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC.

24701 US Highway 19 N, Suite 102, Clearwater, FL 33763

Administrative Charge Back Billing Invoice

Invoice #:
 Association: Westwind of Treasure Island

Accountant: **CS**
 Date: 8/19/2026

do not delete column						
Item Description	# Units	# Pages	Total Pgs	Unit Cost	Item Charge	Total
Black & White Copies	36	6	216	\$ 0.35	\$ 75.60	\$ 75.60
Double Sided Copies				\$ 0.45		
Dbf Sided/ Color Copies				\$ 0.60		
Color Copies				\$ 0.50		
Lamination charge				\$ 4.00		
Envelope #9	36	1	36	\$ 0.45	\$ 16.20	\$ 16.20
Envelope #10				\$ 0.55		
Envelope 6 x 9 *****	36	1	36	\$ 0.65	\$ 23.40	\$ 23.40
Envelope 9 x 12				\$ 0.85		
Envelope 10 x 13				\$ 1.15		
Labels	36	2	72	\$ 0.30	\$ 21.60	\$ 21.60
Non-Compliance w/postage				\$ 4.00		
Certified Letters/Notices				\$ 20.00		
Correspondence letters w/postage				\$ 4.00		
Postage	34	1	34	\$ 1.10	\$ 37.40	\$ 37.40
Postage				\$ 0.78		
Postage				\$ 3.00		
Non-USA Postage \$1.80 per oz.	1	1	1	\$ 2.35	\$ 2.35	\$ 2.35
Non-USA Postage \$1.80 per oz.	1	1	1	\$ 3.50	\$ 3.50	\$ 3.50
Non-USA Postage \$1.80 per oz.				\$ 1.90		
Non-USA Postage \$1.80 per oz.				\$ 1.90		
Confirmation of Intent w/postage				\$ 4.00		
Attorney Communication						
YE Financial Request/4 pgs w/postage				\$ 4.00		
Emails Extra Charge - min 1/4 hr				\$ 125.00		
Clerical/Accounting/PM - min 1/4 hr				\$ 175.00		
Welcome Packets				\$ 15.00		
New Assn. Welcome pack.				\$ 0.35		
Meeting Prep Charges				See above rates for each item		
Contact information forms				\$ 4.00		
Special Assessment Pmt.				\$ 5.50		
					Grand Total:	\$ 180.05

Type of Mailing **Mass Mail**

Special Amendment/Light specs. vote special meeting mailed: 8/19/26 for this
 SA meeting held on 9/02/26 KR

Employee Submitting Invoice: **Katherine Reynolds**

Revised 04/07/26

NON US POSTAGE -- MAKE SURE TO CHARGE THE POSTAGE RATE WHEN MORE THAN \$1.90