

PINE RIDGE NORTH VILLAGE IV CONDOMINIUM ASSOCIATION, INC.

Second Notice of Annual Meeting and Notice of Organizational Meeting

Second notice is hereby provided that the Annual Meeting of Pine Ridge North Village IV Condominium Association, Inc. will be held at the Club House, 800 Sky Pine Way, Greenacres, FL 33415 and virtually via Zoom on **January 19, 2026, at 7:00 PM.**

The primary purpose for which the Annual Meeting is called is to conduct the Annual Meeting of the Association and to seat four (4) directors to the Board of Directors. Please be advised that an election of directors will not be conducted, as the number of eligible candidates who submitted timely notices of intent to run is equal to the number of available board seats, pursuant to Section 718.112(2)(d), Florida Statutes.

Unopposed Candidates / No Election Required

As the number of candidates is equal to the number of available board seats, the following candidates are unopposed and will be seated to the Board of Directors at the Annual Meeting without the necessity of an election:

- Philip Lombardo
- Marc Poncelet
- Roberto Crespo
- Daniel Flohn

ZOOM INFORMATION

****While you may choose to view the proceedings remotely via Zoom, you must still timely submit your proxy (to establish the necessary quorum to hold the meeting), which is enclosed with this Second Notice of Annual Meeting, so that it is received by the date and time of the Annual Meeting if you want to be deemed present for quorum purposes.**

Topic: Annual Meeting & Organizational Meeting

Time: January 19, 2026, at 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://zoom.us/j/98860444891?pwd=6DU5naTl50wtwIzCxLbTVdEI5ExaL6.1>

Meeting ID: 988 6044 4891

Passcode: 581894

One tap mobile:

+13052241968,,98860444891#,,, *581894# US

+19292056099,,98860444891#,,, *581894# US (New York)

Annual Meeting Agenda

1. Call to order by the President (or other Officer in the absence of the President)
2. Appointment of a Chairperson, if applicable
3. Certification of quorum
4. Approval of last members meeting minutes
5. Reports of Officers
6. Reports of Committees
7. Seating of Unopposed Directors
8. Unfinished Business
9. New Business
10. Adjournment

Organizational Meeting Agenda

1. Call meeting to order
2. Roll call
3. Determination of quorum of the Board
4. Proof of notice of meeting or waiver of notice
5. Approval of prior Board meeting minutes
6. Unfinished Business
7. New Business
8. Election of Officers
9. Designation of Signatories on Bank Accounts
10. Adjournment

Pine Ridge North Village IV Condominium Association, Inc.

By: Zylanie Cruz

Title: LCAM

Date: December 16, 2025

PROXY

INSTRUCTIONS: If you do not plan to be present for the annual meeting, it is important that you complete and return this proxy so that a quorum can be obtained and your vote on non-election matters, if any, can be counted. Please identify your proxy, fill in the date and your property address, then sign where indicated and return this proxy by either by regular mail to Pine Ridge North Village IV Condominium Association, Inc., c/o First Service Residential, 800 Sky Pine Way, Greenacres, FL 33415 or by e-mail to pineridgenv4@outlook.com, SO THAT IT REACHES the Association no later than the appointed time of the meeting.

The undersigned hereby appoints the President of the Association or his/her designee, or alternatively the following: _____

(write in a name only if you want someone other than the President to serve as your proxy)

as my proxy, with full powers of substitution, except as otherwise limited herein, with regard to any **non-election** matters that may come before the Association, at the Annual Meeting of Pine Ridge North Village IV Condominium Association, Inc. which is to be held on **January 19, 2026, at 7:00 P.M.** at the club house, 800 Sky Pine Way, Greenacres, FL 33415 and to vote on any lawful adjournments.

DATED: _____

PROPERTY ADDRESS: _____

To be signed by an authorized owner of the Property, by all owners of the Property, or by a properly designated representative acting on behalf of an entity owner of the Property in accordance with the Bylaws

SUBSTITUTION OF PROXY

(this section is to be filled out by the proxyholder, if necessary-not by the owner)

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

DATED: _____

PROXY SIGNATURE

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.