



December 31, 2025

TO ALL UNIT OWNERS:

This is the FIRST NOTICE OF THE ANNUAL MEETING for the purpose of electing directors and such other business as required by the governing condominium documents, the Florida Condominium Act (Chapter 718 of the Florida Statutes), and Rule 61B-23.0021 of the Florida Administrative Code. The scheduled date of THE ANNUAL MEETING is:

**Wednesday, March 4, 2026 at 7:00 P.M.
Country Club Ridge Room
9400 Pine Ridge Drive
Davie, Florida 33324**

The purpose of this Notice is to advise you of the date, time, and place of the Annual Meeting and to inform you of the process of qualifying for election to the Board. Subsequent to this meeting you will receive a "SECOND NOTICE OF ANNUAL MEETING" which will specify the agenda and advise of other important information concerning the Annual Meeting.

QUALIFYING FOR THE BOARD

On or before 4 pm, Friday, January 23, 2026, you must give written notice of your desire to run for the Board, either by mail or in person, addressed to the Association's mailing address: Pine Island Ridge Condominium G: Association, Inc., C/O Management Office, 9301 Lagoon Place, Davie, Florida 33324-4930. The attached "Notice of Intent to be a Candidate for the Board: may be used for that purpose. The Florida Condominium Act contains eligibility requirements for candidates including:

- Candidate must not be delinquent in any monetary obligation to the association.
- Candidate must not have been previously suspended or removed from the board of directors by the Division of Florida Condominiums, Timeshares and Mobile Homes.
- Candidate cannot have been convicted of a felony, unless the person's civil rights have been restored for at least five years.

Please note that it is the requirement of the Division of Condominiums, Timeshares and Mobile Homes (the "Division") that, if elected, you must submit a Certification Form attesting to your reading and understanding of the governing documents, condominium laws and governmental agency regulations within ninety (90) days after your election.

Eligible candidates may submit an Information Sheet, no larger than 8 1/2 inches by 11 inches, containing your qualification and/or platform for office. This information sheet must be submitted to the Association **on or before Wednesday January 28, 2026.**

As per Florida State Statute, between fourteen (14) and thirty-four (34) days before the election, the association must send a second notice to all members. This second notice will include the agenda for the meeting, the candidate information sheets, the ballot, and two envelopes. These two envelopes consist of an "outer" envelope and an "inner" envelope, both strictly regulated by the Florida Administrative Code. This double envelope system allows the association to maintain the secrecy of the ballots and anonymity of the voter. The outer envelope will indicate the name of the voter, the unit number, and a signature space. The information should then be verified by the association, which will be completed in advance of the meeting.

Please find enclosed the "Notice of Intent to be a candidate of the Board of Directors" along with a "Certificate of Appointment of Voting Representative" which should be filled out and returned to the Association office.

Your Officers and Members of the Board of Directors wish to extend to you and your families their very Best Wishes for a Happy, Healthy & Prosperous 2026.

Sincerely,

Please find enclosed the

***PINE ISLAND RIDGE CONDOMINIUM, "G" ASSOCIATION, INC.
Board of Directors***

Enclosures

- **Notice of Intent to be a Candidate for the Board of Directors (Encl. 1)**
- **Certificate of Appointment of Voting Representative (Encl. 2)**
- **2026-27 Budget (Encl.3)**
- **Proxy (Encl.4)**



Condominium 'G' Association, Inc.
Poinciana - Lagoon - Orange Grove

**NOTICE OF INTENT TO BE A CANDIDATE OF THE BOARD OF DIRECTORS OF
PINE ISLAND RIDGE CONDOMINIUM "G" ASSOCIATION, INC.**

I, (print name) _____, hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

Date: _____

SIGNATURE: _____

BLDG #: _____

UNIT#: _____

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

- I. YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME, UNLESS YOU OWN MORE THAN ONE UNIT OR UNLESS THERE ARE NOT ENOUGH ELIGIBLE CANDIDATES TO FILL THE VACANCIES ON THE BOARD AT THE TIME OF THE VACANCY;**
- II. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS STILL IN EFFECT ON FRIDAY, JANUARY 23, 2026;**
- III. ON FRIDAY, JANUARY 23, 2026; YOU ARE MORE THAN 90 DAYS DELINQUENT IN THE PAYMENT OF ANY FEE, FINE, SPECIAL OR REGULAR ASSESSMENT DUE THE ASSOCIATION;**
- IV. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR AT LEAST FIVE YEARS AS OF JANUARY 23, 2026; AND/OR**
- V. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING AS OF FRIDAY, JANUARY 23, 2026.**



CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of
Pine Island Ridge Condominium "G" Association, Inc.
(the "Association")

BUILDING NO. _____

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment) No. _ in Pine Island Ridge G, have designated:

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Unit owned by Overseas, Inc., z corporation. Voting Certificate must be filed by designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. No Voting Certificate required.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate required designating either Bill or Mary as the voting representative. NOT A THIRD PERSON.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED: _____

OWNER

OWNER

OWNER

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.