

Windy Creek Homeowners Association, Inc.

Tuesday, February 10, 2026 at 7:00 p.m.

Location: Zoom App

Annual Meeting Minutes

Calling of roll and certification of proxies: There were 2 proxies and a total of 9 homeowners present via zoom. 11 owners present in person or by proxy.

Establishment of quorum: Since only 11 homeowners were present in person or by proxy there was not a quorum and therefore the meeting cannot be called to order.

Proof of notice: BPM produced a signed, notarized affidavit that the meeting was mailed in accordance with the requirements of Section §720.306(5), Florida Statutes, at least 15 days prior to the annual meeting.

Reading and disposal of minutes: N/A due to no quorum.

Introduction of board members: Only three candidates, Mackenzie Lalov, Kristopher Pagan, and Joshua Harkness, submitted their names. Since there were not more candidates than seats, no election was necessary. Mackenzie Lalov, Kristopher Pagan, and Joshua Harkness will serve a two-year term.

Adjournment: N/A due to no quorum.

Respectfully submitted by:

Erin Brock Kent

Erin Brock Kent, LCAM, CMCA
Brock Property Management, Inc.