

# ***Second Notice***

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## **Annual Election of Directors & The Annual Meeting of the Members Of Falling Waters North Preserve Condominium Association**

In accordance with the Bylaws of the Association, Section 718 Florida Statutes, and Rule 61B-230021, Florida Administrative Code, you are hereby notified that the *Annual Members Meeting* for the Association will be held at the following date, time, and place.

*Thursday, February 12th, 2026  
1:30 P.M.*

*La Quinta Inn & Suites  
28600 Trails Edge Blvd.  
Bonita Springs, Florida 34134*

Enclosed with this Notice are the following items:

1. Second Notice of Annual Meeting.
2. Agenda for the Annual Meeting.
3. Notice and agenda for the Organizational Board meeting.
4. A Limited Proxy for the Annual Meeting, Proxy instructions and a Proxy return envelope.
5. Candidate for the Board of Director Bios

**SECOND NOTICE OF ANNUAL MEETING**  
**Falling Waters North Preserve**  
**Thursday, February 12<sup>th</sup>, 2026**  
**At the LaQuinta Inn & Suites**  
**1:30 PM**

## TO ALL MEMBERS:

On Thursday, February 12<sup>th</sup>, 2026, at 1:30 PM at the LaQuinta Inn and Suites, the Annual Meeting of the Association will be held for the purpose of

## AGENDA

1. Call to Order
2. Certify Quorum of the Members
3. Proof of Meeting Notice
4. Approval or Waiver of Minutes from 2025 Annual Members Meeting (Available on website)
5. Reports of Officers
6. New Business
  - a. Collier County Recycling Education
  - b. Waiver of 2026 Audit (Florida Statute allows waiver of Audit every other year, 2025 financials will be audited.)
  - c. Roll Over of Excess/Deficit Funds 2026.
  - d. Approval to Borrow from Reserves for Payment of Insurance Premiums.
7. Announcement of 2026 Board of Directors (No Election Required – 3 Positions will be filled by the 3 Candidates who submitted)
8. Homeowner Questions or Comments
9. Adjournment

**PLEASE USE THE PROXY FORM TO SUBMIT YOUR VOTES, EVEN WHEN ATTENDING IN PERSON, AFTER CHECKING ITEM 1, OPTION A.**

**PLEASE SUBMIT A PROXY FORM IF YOU ARE NOT GOING TO ATTEND THE MEETING – WE MUST HAVE A QUORUM.**

***You may mail or drop off your proxy form to May Management OR  
YOU MAY ALSO EMAIL YOUR PROXY/BALLOT TO:  
[ballots@fallingwatersnpp.info](mailto:ballots@fallingwatersnpp.info) EMAIL BALLOTS ARE NOT ANONYMOUS.***

Prepared By: May Management Services  
BY ORDER OF THE BOARD OF DIRECTORS

**NOTICE**  
**Board of Directors Organizational Meeting**  
**Thursday, February 12<sup>th</sup>, 2026**  
at the LaQuinta Inn and Suites  
*to follow 1:30 PM Annual Members Meeting*

**THE ORGANIZATIONAL MEETING OF THE 2026 BOARD OF DIRECTORS** will be held immediately following the Annual Meeting.

**AGENDA**

- 1. Call to Order**
- 2. Certify Quorum of Directors**
- 3. Proof of Meeting Notice**
- 4. Approval of Minutes – 01/06/2026 BOD Meeting**
- 5. New Business**
  - a. Election of Officer positions**
  - b. Appointment to fill vacated seat**
  - c. Discuss and vote on Pool Deep Clean/Acid Wash Proposal**
- 6. Adjournment**

## VOTING BY PROXY INSTRUCTIONS

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about PROXIES:

1. A proxy is for the purpose of 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 of the unit or the designated voter.
2. *The proxy should be submitted to May Management prior to the scheduled time of the meeting. It can be mailed to the Association or hand-delivered, either by you or your proxy. It is encouraged that the proxy be submitted in advance before the meeting, in order to avoid delay in registration. YOU MAY ALSO EMAIL YOUR PROXY/BALLOT TO: [ballots@fallingwatersnpi.info](mailto:ballots@fallingwatersnpi.info) EMAIL PROXY/BALLOTS ARE NOT ANONYMOUS. Please scan or take a picture of your proxy ballot and attach it to the email.*
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 also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decided that he or she will be unable to attend the meeting.

Again, please be sure to mail/email in your proxy, or attend the Annual Meeting.

## INSTRUCTION SHEET FOR LIMITED PROXY FORM

- 1) ***Check one of the 3 options.***
- 2)  ***Check this box.*** This allows your vote(s) to be counted (if not attending in person).
- 3) ***Check your preference*** on the issues listed.
- 4) ***You must sign and date.*** This proxy must be signed, in order to be legal.

**PLEASE USE THE PROXY FORM TO SUBMIT YOUR VOTES, EVEN WHEN ATTENDING IN PERSON, AFTER CHECKING ITEM 1, OPTION A.**

**PLEASE SUBMIT A PROXY FORM IF YOU ARE NOT GOING TO ATTEND THE MEETING – WE MUST HAVE A QUORUM.**

**LIMITED PROXY FORM**  
*(See Instructions)*

The undersigned owner(s) or designated voter of unit no.          in Falling Waters North Preserve Condominium Association appoints:

**1) (See instructions)**

a) I am attending and am voting myself.  
 b) Kathy Budka, President of the Association, on behalf of the Board of Directors, or  
 c) \_\_\_\_\_, (if you check c, write in the name of your proxy holder.) as my proxy holder to attend the meeting of the members Falling Waters North Preserve Condominium Association, Inc. to be held at 1:30 P.M., February 12<sup>th</sup>, 2026 at the La Quinta Inn and Suites. 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:

**2) (See instructions) LIMITED POWERS (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:**

**3) (See instructions) Please cast your vote by placing a 'X' next to your selection for each of the following:**

**A) Vote to waive audit on 2026 financial records (2025 records will be audited)**

Yes  No

**B) Vote on rollover of excess/deficit 2026 Operating funds, if any, into the next fiscal operating year.**

Yes  No

**C) Vote to temporarily borrow from reserves for the payment of Insurance premiums.**

Yes  No

**4) (See instructions)**

Print Full Name \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER \_\_\_\_\_

**SUBSTITUTION OF PROXY**

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

Dated: \_\_\_\_\_

Proxy Holder: \_\_\_\_\_

\*Failure to check either (a) or (b), or, if (c) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the President of the Association as your proxy holder. 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.