

VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION, INC.

ANNUAL BUDGET MEETING

TO: ALL MEMBERS OF THE BOARD OF DIRECTORS AND ALL UNIT OWNERS. Notice is hereby given that the Board of Directors Meeting for Villas at Kings Crossing Condominium Association, Inc. will be held at the date, time and place noted below.

Date: Monday – December 22, 2025

Time: 11:30 AM

Place: Star Hospitality Management-26530 Mallard Way, Punta Gorda, FL 33950 and VIA Zoom

Purpose: To Discuss Agenda Items Listed Below

Agenda: As required by law, the meeting Agenda is included with this notice

Posting: This notice with attached Agenda was posted and mailed in accordance with Association Bylaws and Florida Statute 718.

Villas of Kings Crossing Condominium Association, Inc.

Sherry Danko

Sherry Danko, CAM

For the Board

AGENDA:

Call meeting to Order

Establish a Quorum

Proof of Notice of Meeting

Approval of Minutes

Owner Comments on Agenda Items -3 minutes

Unfinished Business-None

New Business

Adoption of the Proposed 2026 Operating Budget & Reserves

Approval of the Insurance Deductibles (3% Hurricane CY, \$5000 per bldg. for wind/hail, and \$5000 per bldg. for AOP)

Owner Questions-3 minutes

Adjournment

The Agenda is subject to change up to 48 hours prior to the meeting for items not requiring a longer notice period. Please check the bulletin board for possible changes.

Join Zoom Meeting

<https://us02web.zoom.us/j/87565281864?pwd=bbs6dOibiWZA8ErSvRLN0s4aKn8MAU.1>

Meeting ID: 875 6528 1864

Passcode: 417879

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