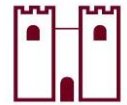




The Prokop Companies



Prokop, P.A.
Inc.

Community Association
Sales Management
941-342-6444

prokoppa@aol.com
www.prokoppa.com

Prokop Realty,

Real Estate
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941-388-7342

CENTER GATE ESTATES SECTION SEVEN CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEMBERSHIP MEETING AND LIMITED PROXY Pursuant to F.S. 718.112

Date: June 26, 2025

Dear Unit Owner:

Pursuant to the Association's bylaws and Florida Statute 718.112(2)(d), you are hereby notified of our Annual Membership Meeting and provided with a Limited Proxy form. This second notice is being mailed between 14 and 34 days prior to the meeting, as required by law.

1. MEETING DETAILS

- Date & Time: Monday, July 14, 2025, at 6:00 P.M.
- Location: Pool Ramada, Center Gate Estates Section Seven

2. AGENDA

1. Call to Order
2. Proof of Notice and Roll Call
3. Determination of Quorum (a majority of voting interests; limited proxies count)
4. Announcement of Uncontested Election Results (3 candidates for 7 positions; no election required)
5. Installation of 2025 Board of Directors
6. New Business
7. Adjournment

3. ELECTION SUMMARY

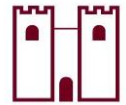
- Seven open board positions
- Three Letters of Intent received from:
 - Fred Packwook – term expires 2027
 - Diane Treharne – term expires 2027
 - Lonna Harris – term expires 2027

These candidates will be installed by acclamation, as no election is required when vacancies exceed the number of candidates.

Prokop, P.A. and its agents and employees are not licensed attorneys. Information provided by us should not be considered legal advice or legal interpretation of any governing document or federal, state or local laws.



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4. CARRYOVER DIRECTORS (terms continuing):

- Chuck Pappas – term expires 2026
- Terry Campbell – term expires 2026

5. BOARD COMPOSITION EFFECTIVE JULY 14, 2025

- Chuck Pappas (2026)
- Terry Campbell (2026)
- Fred Packwook (2027)
- Diane Treharne (2027)
- Lonna Harris (2027)

6. QUORUM REQUIREMENT

A quorum—a majority of total voting interests—is required to conduct the meeting. Signed Limited Proxies count toward establishing quorum.

7. PROXY INSTRUCTIONS

If you cannot attend, please complete, sign, and return the enclosed Limited Proxy no later than 6:00 P.M., July 13, 2025. The proxy is limited in scope—its purpose is to:

- Establish quorum, and
- Vote on non-director matters permitted by statute (e.g., adoption of budget, reserve waivers).

This proxy may not be used to vote in the director election and will expire after this meeting and any lawful adjournments (up to 90 days).

8. RETURN OPTIONS

Mail, hand-deliver, or electronically submit your signed proxy per the bylaws so that it is received by July 13, 2025.

Thank you for your participation in our community governance. Your presence or proxy is vital to achieving quorum and ensuring proper meeting conduct. Please contact the management office if you have any questions.

On Behalf of the Board of Directors,

Ray Andrusiak,
CAM for the Association
Center Gate Estates Section Seven Condominium Association, Inc.

Prokop, P.A. and its agents and employees are not licensed attorneys. Information provided by us should not be considered legal advice or legal interpretation of any governing document or federal, state or local laws.