North Shore at Lake Hart
Homeowners Association, Inc.

Notice of Board of Directors 2027 Budget Adoption Meeting

TO: ALL MEMBERS

Notice is hereby given for a meeting of the Board of Directors for the purpose of adopting the 2027 Operating Fund Budget and Reserve Fund Budget. This notice is in accordance with the Association's Articles of Incorporation and By-Laws and Florida State Statute 720.

The Board of Directors 2027 Budget Adoption Meeting will be held on:

Date of Meeting:	**Thursday, November 05, 2026**
Time of Meeting:	**6:15PM**
Location:	**9339 North Shore Golf Club Blvd (social room) & Via Zoom Conference**

HOA Board of Directors meetings are for HOA Membership Only. As such, all those wishing to participate in this meeting must first verify their homeownership by completing the registration form at the following web address:

https://accessdifference.zoom.us/meeting/register/QVw--ycxR86UExeu7coZWA

After registering, you will receive a confirmation email containing information about joining the meeting.

AGENDA FOR BOARD OF DIRECTORS 2027 BUDGET ADOPTION MEETING

a) **Manager's statement**
b) **Certify Quorum of the Board**
c) **Call to order**
d) **Certify meeting notice was posted in accordance with the Florida Statutes.**
e) **Review and Approval of prior meeting minutes**
    1. **February 25, 2026 BOD meeting**
    2. **April 20, 2026 BOD meeting**
    3. **July 22, 2026 BOD meeting**
f) **Board/Finance Committee discussion of budgets**
g) **Homeowner Questions & Comments**

h) **New Business**
    1. **Approval of 2027 Operating Fund Budget**
    2. **Approval of 2027 Reserve Fund Budget**
    3. **Approval of 2027 Assessments**
    4. **Amenity fencing**
    5. **Tennis court resurfacing**
    6. **Basketball court resurfacing**
    7. **Hart Branch Circle sidewalk repair, street repair, curb repair and tree removal**
i) **Adjournment**

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS PRESENTED.