

# COUNTRY WOODS HOMEOWNERS ASSOCIATION OF DUNEDIN, INC.

## NOTICE OF 2025 BUDGET ADOPTION MEETING

THIS MEETING WILL ALSO BE ON ZOOM. SEE BELOW FOR INSTRUCTIONS.

To All Country Woods Homeowners Association of Dunedin, Inc. Members,

The BUDGET MEETING of COUNTRY WOODS HOMEOWNERS ASSOCIATION OF DUNEDIN, INC. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Tuesday, December 3, 2024, at 7:00 PM
- **LOCATION:** Ameri-Tech Community Management, Inc.

This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2025 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2025 calendar year. We have enclosed a copy of the 2025 Proposed Budget for your review. This is just a proposed budget, however the board will make the final determination the night of the meeting.

Agenda items are as follows:

1. Certify Quorum of Board
2. Proof of Notice of the Meeting
3. Board Approval of 2025 Annual Budget
4. Adjournment

### Join Zoom Meeting

[https://us02web.zoom.us/j/87906302846?pwd=tua4UobsWRPJzCywX5seIXIMMbwVhT.](https://us02web.zoom.us/j/87906302846?pwd=tua4UobsWRPJzCywX5seIXIMMbwVhT)

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Meeting ID: 879 0630 2846

Passcode: 026781

One tap mobile

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*By Order of the Board of Directors.*

*James J. Mateka*

James J. Mateka, LCAM  
Community Manager

Country Woods HOA of Dunedin

December 3, 2024 Meeting

**Location:** Ameri-Tech Office  
24701 US Highway 19 North, Suite 102  
Clearwater, FL 33763

**Time: 7:00 PM**

1. Call to Order – Howie
2. Appoint Chairperson to Meeting – Jim
3. Approval of Previous Meeting Minutes- Howie/Jerry
4. Committee Reports
  - a. Financial – Ale
  - b. Landscape \*
  - c. ACC – George
  - d. Welcome – Susi/Brian
  - e. Safety \*
  - f. Ameri-Tech – Jim
  - g. Web Site - Ale
  - h. Ponds – Diana
5. New Business
  - a. New Directors needed for board.
  - b. Community Volunteers still needed
  - c. Holiday Decorations
6. Adjournment
  - Denotes we need a new volunteer to fill this position.