

19556631-151-2-3

**CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUMS ASSOCIATION, INC.
SECOND NOTICE OF ANNUAL MEETING AND ELECTION**



The Annual Membership Meeting for CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUMS ASSOCIATION, INC., will be held at the following date, time and place:

April 9th, 2026 at 5:30 PM

Clubhouse

2020 Continental Ave, Tallahassee, Fl 32303

Virtual Meeting ID: meet.google.com/ddj-hpop-jgc

Phone Numbers (US) +1 929-299-3886 PIN: 580 949 075#

As required by the Association's Bylaws and state law, this notice has been provided to the members at least fourteen (14) days prior to the date of the Annual Members Meeting. Having only three people submit a notice of intent to be a candidate for the five (5) available Director positions by the due date, nominations will be taken from the floor.

Annual Meeting Agenda:

- 1) Calling of roll and certifying of proxies.
- 2) Proof of Notice of Meeting.
- 3) Reading and Disposal of any Unapproved Minutes.
- 4) Nominations for the Board Positions
- 5) Announcement of Directors / Election of Directors
- 6) Owner Comment.
- 7) Adjournment.

**CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUMS ASSOCIATION,
INC.
SECOND NOTICE OF ANNUAL MEETING AND ELECTION**

The Organizational Meeting for the Board will be held at the following date, time and place:

April 9th, 2026 at 5:30 PM

Clubhouse

2020 Continental Ave, Tallahassee, Fl 32303

Virtual Meeting ID: meet.google.com/ddj-hpop-jgc

Phone Numbers (US) +1 929-299-3886 PIN: 580 949 075#

This notice and agenda has been provided to the membership as required by the Bylaws:

Agenda:

- 1) Call to Order.
- 2) Appointment of Chairman.
- 3) Roll Call.
- 4) Proof Notice.
- 5) Election of Officers.
- 6) Adjournment.

CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUMS ASSOCIATION, INC.

Mary Jackson, CAM

Dated: This 24th day of March, 2026

19556631-151-3-3*

**CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION,
INC.**

Limited General Proxy

The undersigned hereby appoints _____, or, if I have filled in no name, or in the absence of that person, hereby appoints the President, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association of the Board of Directors, as my proxy holder to attend the Annual Membership Meeting of **CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.**, at 5:30 PM April 9th, 2026 located at

2020 Continental Ave, Tallahassee, FL 32303

or Virtual Meeting ID: meet.google.com/ddj-hpop-jgc

or Phone Numbers (US) +1 929-299-3886 PIN: 580 949 075#

and any adjournment or adjournments thereof. The proxy holder named above has the authority to vote and act for me to the same extent (general powers) on all matters properly before.

UNIT OWNER (or that person designated on the voting Certificate, if applicable)

DATED: _____. Unit #: _____

Name(print)_____ Signed_____

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 THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Chateau Deville of Tallahassee Condominium Association, Inc
PO Box 12412, Tallahassee, FL 32317
Customer service@tpam.biz (850) 583-1173

**AGENDA OF
CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.
BOARD OF DIRECTORS 2026/2027 BUDGET MEETING**

**WEDNESDAY, JANUARY 28, 2026
5:30 P.M.
CHATEAU DEVILLE CLUBHOUSE
2020 CONTINENTAL, TALLAHASSEE, FL 32304**

As required by state law, this meeting has been noticed at least fourteen (14) days in advance.

Agenda:

1. Roll Call and Determination of Quorum;
2. Proof of Notice of Meeting;
3. New Business –
 - a. Consider Approval of Loan to fund Roof Replacement
 - b. Consider Approval of Special assessment (\$4,000.00 per unit)
 - c. Consider Approval of 2026/2027 Proposed Budget (enclosed)
4. Owner Comment
5. Adjournment.

***BOARD OF DIRECTORS FOR CHATEAU DEVILLE CONDOMINIUM
ASSOCIATION, INC.***

Dated: This 13th day of January

Chateau Deville of Tallahassee Condominium Association, Inc
PO Box 12412, Tallahassee, FL 32317
Customer service@tpam.biz (850) 583-1173
Limited Proxy

The undersigned hereby appoints _____, or, if I have filled in no name, or in the absence of that person, hereby appoints the President, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association of the Board of Directors, as my proxy holder to attend the Special Members Meeting of CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUM **ASSOCIATION, INC.** to be held on **WEDNESDAY, JANUARY 28, 2026 5:30 P.M., at the CLUBHOUSE (2020 CONTINENTAL AVE, TALLAHASSEE, FL 32303)** and any adjournment or adjournments thereof. The proxy holder named above has the authority to vote and act for me to the same extent (general powers) and to act as limited below:

2026/2027 BUDGET & LOAN APPROVAL

Yes	No	I vote to approve the proposed 2026/27 budget with monthly fees of \$350 per unit, as well as the loan to fund the roofs for an additional monthly assessment of \$85.00 per unit. (If you vote no, the board will consider this acceptance for the \$4,000.00 special assessment per unit)
☐	☐	

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

UNIT OWNER (or that person designated on the voting Certificate, if applicable)

DATED: _____. Unit #: _____

Name(print) _____
Signed _____

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 THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Chateau Deville of Tallahassee Condominium Association Inc.
FY26/27 Draft Budget

			FY26/27 Special
	FY25/26-\$350	FY26/27 Loan	Assessment
6000 INCOME			
6310 ASSESMENTS RECEIVABLE	\$394,800.00	\$394,800.00	\$394,800.00
LOAN REPAYMENT(5 YEARS)		\$95,880.00	\$0.00
SPEECIAL ASSESSMENT		\$0.00	\$376,000.00
6340 LATE FEES/SERVICE CHARGES	\$0.00	\$0.00	\$0.00
6390 BANK INTEREST INCOME	\$0.00	\$0.00	\$0.00
7000 CORPORATE EXPENSE			
7010 CORPORATE ANNUAL REPORT	(\$61.25)	(\$61.25)	(\$61.25)
7025 INSURANCE GENERAL	(\$108,000.00)	(\$108,000.00)	(\$108,000.00)
7030 ACCOUNTING/INCOME TAX PREP	(\$2,000.00)	(\$2,000.00)	(\$2,000.00)
7040 LICENSE AND TAXES	(\$408.00)	(\$408.00)	(\$408.00)
7300 GENERAL & ADMINISTRATIVE			
7310 BANK CHARGE	(\$205.00)	(\$360.00)	(\$360.00)
7340 WEBSITE/DOMAIN	(\$144.00)	(\$144.00)	(\$144.00)
7350 LEGAL/PROFESSIONAL FEES	(\$4,500.00)	(\$4,500.00)	(\$4,500.00)
7360 MANAGEMENT FEES	(\$26,400.00)	(\$26,400.00)	(\$26,400.00)
7361 MANAGEMENT SOFTWARE	(\$1,560.00)	(\$1,560.00)	(\$1,560.00)
7380 OFFICE EXPENSE GENERAL	(\$1,560.00)	(\$3,000.00)	(\$3,000.00)
8000 MAINTENANCE & OPERATING			
8230 JANITORIAL/CLEANING	(\$24,000.00)	(\$6,000.00)	(\$6,000.00)
8240 PLUMBING MAINTANACE	(\$7,200.00)	(\$7,200.00)	(\$7,200.00)
8250 ROOF REPAIRS/REPLACEMENT	(\$62,400.00)	(\$12,000.00)	(\$12,000.00)
8260 FERTILIZATION/PEST CONTROL	(\$1,800.00)	(\$2,016.00)	(\$2,016.00)
8265 TERMITE BOND	(\$3,000.00)	(\$2,400.00)	(\$2,400.00)
8270 LIGHT MAINTENANCE	(\$4,200.00)	(\$2,400.00)	(\$2,400.00)
8280 MAINT LABOR & SUPPLIES	(\$6,000.00)	(\$24,000.00)	(\$24,000.00)
8600 LANDSCAPE EXPENSE			
8670 LANDSCAPE CONTRACT	(\$10,200.00)	(\$10,200.00)	(\$10,200.00)
8750 TREE MAINTANANCE	(\$6,000.00)	(\$6,000.00)	(\$6,000.00)
8900 POOL EXPENSE			
8930 POOL MAINTENANCE	(\$13,200.00)	(\$13,200.00)	(\$13,200.00)
9600 UTILITIES			
9620 UTILITIES	(\$66,000.00)	(\$96,000.00)	(\$96,000.00)
9635 GARBAGE/RECYCLE	(\$1,546.44)	(\$1,546.44)	(\$1,546.44)
LOAN PAYMENT(5 YEARS)		(\$109,200.00)	-
SPECIAL ASSESSMENT PAYMENT		-	(\$376,000.00)
Total Expense	(\$350,384.69)	(\$438,595.69)	(\$705,395.69)
Net(Any positive net to be transferred to reserves)	\$44,415.31	\$52,084.31	\$65,404.31