Laurasia Neighborhood Association, Inc.

Dear Association Member,

As the community continues to grow, with 192 of 266 homes (72%) now occupied, the Association is taking the next step toward homeowner control by adding resident representation to the Board of Directors.

At 6:00 p.m. on Monday, November 16, 2026, at the Brevard County Government Center, Space Coast Room, 2725 Judge Fran Jamieson Way, in Viera, Florida; the Annual Membership Meeting will be held, at which the Board will be expanded from three to five directors with the appointment of two resident directors.

Immediately following the Annual Membership Meeting, a Board of Directors Meeting will be held at the same location to consider approval of the 2027 Budget. Candidates for the two new director seats will be comprised of homeowners (Class "A" members, as defined by the Laurasia Neighborhood Association, Inc. Declaration of Covenants). The resident directors appointed at this meeting will serve for a term that expires one year after transition has been completed.

The Annual Membership Meeting agenda will be as follows:

1. Call to Order
2. Certification of Quorum
3. Proof of Notice
4. Welcome and Introductions
5. Audience Comments
6. Consent Agenda
   - **A.** 11/13/2025 Annual Membership Meeting Minutes
7. Reports
   - Landscaping – Paradise Lawns & Landscaping, Inc.
   - Current Homes Occupied: 192 (72%) of 266
   - Management – Fairway Management
   - Treasurer
   - Transition Committee Chair
8. Motion to expand the Board to 5 Directors
9. Election of Two (2) Resident Directors
10. Unfinished Business
11. New Business
    - **A.** Proposed 2027 Budget Discussion
12. Adjournment

The Board of Directors Meeting agenda will be as follows:

1. Call to Order
2. Certification of Quorum
3. Proof of Notice
4. Consent Agenda
   - **A.** 5/7/26 BOD Meeting Minutes & 8/17/26 Budget Workshop Meeting Minutes
5. New Business
   - **A.** Approval of the 2027 Budget
6. Adjournment

Laurasia Neighborhood Association, Inc.

While a majority of the day-to-day functions are performed by the association's management company, the Board is vital in overseeing contracts, approving expenditures, and implementing policies & procedures. For a comprehensive list of duties and responsibilities of the Board, please refer to Article IV of the Laurasia Neighborhood Association, Inc. Bylaws, along with Chapter 617 and 720 of the Florida Statutes.

Those interested in serving on the Board should complete the enclosed 'Notice of Intent to be a Candidate' form. Candidates should be in good financial standing with the Association and their property free from covenant violations. All board members are required to complete a board certification course every 4 years, and 4 hours of continuing education annually. Directors are required to attend all meetings of the Board and may be tasked with chairing a committee or taking the lead on certain action items. Currently, the Board meets on an as needed basis.

Training and education are available to new directors. The Fairway Management team will ensure you have the tools you need to succeed and will provide all the support necessary for a smooth transition.

Homeowners interested in becoming a Board member should complete and return the enclosed 'Notice of Intent', **no later than 5:00 p.m. on Friday, November 13, 2026**. Questions regarding Board service may be directed to Fairway Management via email at TomDillon@fairwaymgmt.com.

Sincerely,

Thomas Dillon
Fairway Management

Laurasia Neighborhood Association, Inc.

NOTICE OF INTENT TO BE A CANDIDATE FOR THE LAURASIA NEIGHBORHOOD ASSOCIATION, INC. BOARD OF DIRECTORS

I,_____, do hereby place my name in nomination as a candidate for the Laurasia Neighborhood Association, Inc., Board of Directors. I certify that I am an owner of record, in good financial standing, with no covenant violations on my property.

I (circle one) **am/ am not** enclosing an **'Information Statement'** about myself. I understand that I am responsible for the accuracy of the information contained within the statement, and that the information will be distributed to all association members along with the ballot.

Date: _____

Sign: _____

Print: _____
(Please type or print your name exactly as you would like for it to appear on the ballot.)

Property Address_____

_____

*** PLEASE RETURN BY 5:00 P.M. ON FRIDAY, NOVEMBER 13, 2026***

Laurasia Neighborhood Association, Inc.
c/o Fairway Management, Inc.
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TomDillon@fairwaymgmt.com