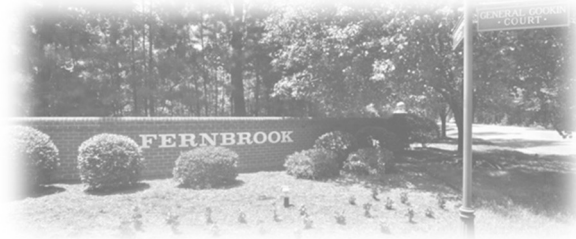


Fernbrook Homeowner's Association



Annual Meeting October 16th, 2025

It's our neighborhood – please participate and be involved.

1. **LOCATION:** Our Annual HOA meeting will be held at Grace Covenant Presbyterian Church with the option to join via Zoom in order to accommodate homeowners' schedules while offering an opportunity to gather together as a community. Community members can access the meeting by typing in the link below. This will either open up the application on your web browser, or open the Zoom program if you have it installed.

Zoom Link:

<https://us02web.zoom.us/j/86050121460?pwd=3ve3xfOq3x0v4IWrykf6km53KUP7KR.1>

Community members can also manually enter the meeting ID and password at the time of the meeting but you will need to have downloaded the free Zoom app.

Meeting ID: 881 9247 6390
Passcode: Passcode - 168150

2. **TIME:** 7:00 P.M.

3. **ATTENDANCE OPTIONS:**

Please make every effort to attend this meeting either locally at Grace Covenant Presbyterian Church or on Zoom as your comments and vote are essential to the administration of your Homeowners Association. Our by-laws require a quorum for voting which is 10% of the homeowners. A proxy can suffice in lieu for attending the Zoom session, but ***YOUR PARTICIPATION THROUGH EITHER YOUR ATTENDANCE OR PROXY ARE CRITICAL*** for HOA to move forward with all agenda items.

4. **HOA BOARD MEMBERSHIP:**

WE NEED HOMEOWNERS TO VOLUNTEER TO SERVE ON OUR HOMEOWNERS ASSOCIATION BOARD. Should any member / homeowner wish to nominate himself / herself or another homeowner to be on the Board, please provide the nomination and acceptance by the nominee, in writing/email, to the Fernbrook HOA email (fernbrookhoa@yahoo.com) no later than 7:00 p.m., October 14th, 2025. Please also include a photo and a short biography of the nominee to include in the meeting presentation.

PLEASE CONSIDER VOLUNTEERING FOR A BOARD POSITION. We have been fortunate to have very active and involved neighbors serving on the board of the directors. However, new members are always needed and welcomed. Without our volunteers who keep the Association running, we would be forced to have a management company take over which would diminish our influence and input in our own neighborhood as well as cost much more in annual dues than we currently pay.

Board terms are three (3) years and rotate through positions. After the October 16th, 2025 meeting, there will be four remaining board members. ***ONE BOARD POSITIONS WILL BE OPEN*** at that time. Therefore, additional volunteers are urgently needed.

Current Elected Board Members

<i>President – Robert Gray</i>	<i>Term expires Dec. 2025</i>
<i>Vice President – Dan Joyner</i>	<i>Term expires Dec 2027</i>
<i>Treasurer - Stephen Mitchell</i>	<i>Term expires Dec 2027</i>
<i>Secretary – John Schroth</i>	<i>Term expires Dec. 2026</i>
<i>Member at Large - Lisa Mahoney</i>	<i>Term expires Dec 2027</i>

5. AGENDA ITEMS / GENERAL BUSINESS:

- a. 2025 Budget review, projected 2026 Budget
- b. Board Elections
- c. BMP/VDOT work updates
- d. Neighborhood Beautification Committee (membership, suggestions)
- e. Annual Fernbrook Fall Festival Planning Committee

6. PROXY:

Again, ***IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEETING AND WISH TO VOTE ON BUSINESS BEFORE THE MEETING, PLEASE EXECUTE THE ATTACHED PROXY*** and deliver (this cannot be emailed) to your designee, or any current member of the HOA Board of Directors, no later than 7:00 p.m., October 14th, 2025. Please consider doing this if you cannot attend. It is important that we have a quorum, without which it is impossible to conduct our business. If you don't know how to contact a member of the Board to submit it, write to the Fernbrook HOA email at fernbrookhoa@yaoo.com with your contact information and a member will reach out to you to collect your proxy vote.

Fernbrook Homeowner's Association, Inc.

General Proxy - Annual Meeting / October 16th, 2025

The undersigned owner(s) of a lot in the Fernbrook Subdivision, James City County, Virginia, does hereby make, constitute and appoint _____

_____ as attorney-in-fact and proxy to cast

my(our) vote as follows:

_____ with the majority vote of the membership

_____ at his / her discretion

_____ according to the following instructions: _____

This proxy shall be effective and exercised only at the Annual Meeting of the Members of the Fernbrook Homeowners Association, Inc. to be conducted on October 16th, 2025 and at any adjournment or continuation thereof.

Given in accordance with Section 13-847 and other applicable provisions of the Code of Virginia, and shall be revocable by the undersigned until exercised.

Lot Owner

Date

Lot Owner

Date

Street Address

Lot Number