THE HAMPTONS AT BRANDON CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-for-Profit

NOTICE OF THE BOARD OF DIRECTORS ORGANIZATIONAL MEETING AND SPECIAL ASSESSMENT MEETING

NOTICE IS HEREBY GIVEN, in accordance with the By-laws of The Hamptons at Brandon Condominium Association, Inc. and the Florida Condominium Act, that an Organizational Meeting and Special Assessment Meeting of Board of Directors will be held at the following date, time, and place:

Date: October 30, 2025

Time: Immediately following the conclusion of the Annual Meeting

Place: In the Clubhouse, 609 Golden Raintree Place, Brandon, FL 33510

The purpose of the Board meeting is for the Board to levy the proposed special assessment to fund the remaining reconstruction work at Building 20 and to repay the bank loan, along with accrued interest, as explained in the enclosed Summary of Proposed Special Assessment.

AGENDA

- Call to Order.
- Verification of Quorum of the Board.
- Confirmation that the Association Fully Complied with the Requirements for Notice
- of this Meeting.
- Election of Officers.
- New Business.
    1. Board Vote to Impose Special Assessment in the amount of $584,567.02 repayable over 60 months. The purpose of the special assessment is to fund the remaining reconstruction work at Building 20 and to repay the bank loan, along with accrued interest, as more fully provided in the enclosed Summary.
    2. Board Vote to Approve Loan in the amount of $478,000.00 from Regions Bank. The interest rate for the loan is 8.75%. The term of the loan is 5 years, with the first monthly payment due on December 1, 2025.
- Adjournment

The Hamptons at Brandon Condominium Association, Inc.

By: /s/ Ben Brown
Board President

This notice has been mailed, delivered, or electronically transmitted to each of the unit owners and posted conspicuously on the condominium property at least 14 days before the meeting, in accordance with Fla. Stat. 718.112 and the Association's Bylaws.

SUMMARY OF PROPOSED SPECIAL ASSESSMENT AND BANK LOAN

At the Board meeting, the Board is voting to impose a special assessment not to exceed $584,567.02 against all units in the Hamptons at Brandon Condominium.

The purpose of the special assessment is to fund the remaining reconstruction work at Building 20 and to repay the bank loan, along with accrued interest. The Association has already been approved for a 5-year loan in the amount of $478,000.00 with Regions Bank to cover the cost of the remaining work. The interest rate for the loan is 8.75%. The Association's first monthly payment is due on December 1, 2025.

Owners will have the option of paying the special assessment via a lump sum payment due on or before December 31, 2025 or via a 60-month repayment plan, with the first installment due on December 1, 2025. The 60-month repayment of the special assessment shall be payable as follows:

Unit Type	Monthly	Total
Unit A	$34.82	$2,089.20
Unit B	$47.74	$2,864.40
Unit C	$62.44	$3,746.40

For unit owners who desire to pay the special assessment in full to avoid the costs of paying for interest and other amounts on the loan, the special assessment shall be paid in full by December 31, 2025 as follows:

Unit Type	Total
Unit A	$1,687.34
Unit B	$2,313.52
Unit C	$3,025.74

Any unit owner who does not pay the special assessment in full by December 31, 2025 will automatically be placed into the 60-month installment payment option. The sale of a unit shall require the satisfaction of the entire remaining outstanding balance of the special assessment in full by the unit owner and the Association shall issue an estoppel that lists the outstanding balance of the special assessment as a charge due to the Association by the unit owner.

THE HAMPTONS AT BRANDON CONDOMINIUM ASSOCIATION, INC.

RESOLUTION OF BOARD OF DIRECTORS

WHEREAS, the Association needs to borrow $478,000.00 from Regions Bank to pay for remaining reconstruction costs at Building 20; and

WHEREAS, the Association is required to levy a special assessment not to exceed $584,567.02 to fund the remaining reconstruction work at Building 20 and to pay for the bank loan with Regions Bank; and

WHEREAS, the Association desires to structure the special assessment as payable over a period of sixty (60) months to limit the financial impact on the unit owners; and

NOW, THEREFORE upon motion duly made by seconded and carried, it was:

RESOLVED, that the Association, through its Board of Directors, takes the following action:

i. Levies a special assessment against all units in the Hamptons at Brandon Condominium not to exceed $584,567.02 payable over 60 months, with the first payment due on December 1, 2025; and

ii. Approves a bank loan in the amount of $478,000.00 from Regions Bank. The term of the loan is 5 years, with an interest rate of 8.75%. The first monthly payment is due on December 1, 2025.

The repayment of the special assessment shall be payable over 60 months as follows:

Unit Type	Monthly	Total
Unit A	$34.82	$2,089.20
Unit B	$47.74	$2,864.40
Unit C	$62.44	$3,746.40

For unit owners who desire to pay the special assessment in full to avoid the costs of paying for interest on the loan, the special assessment shall be paid in full by December 31, 2025 as follows:

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Unit owners who do not pay the special assessment in full by December 31, 2025 will automatically be placed into the 60-month installment payment option. The sale of a unit shall require the satisfaction of the entire remaining outstanding balance of the special assessment in full by the unit owner and the Association shall issue an estoppel that lists the outstanding balance of the special assessment as a charge due to the Association by the unit owner.

ADOPTED by the Board of Directors on this 30 day of October, 2025.

By: ______________________
President

By: ______________________
Secretary

Patricia Hatt
Comm.: HH 351323
Expires: May 13, 2027
Notary Public - State of Florida

Patricia Hatt
10/30/25