

LINZY MILL HOMEOWNERS' ASSOCIATION, INC.

Managed by:

Lewis Association Property Management LLC
7113-2 Beech Ridge Trl., Tallahassee, FL 32312
Ph (850) 668-1173, Email: lewis@lewispm.com

NOTICE OF ANNUAL MEETING

Topic: Linzy Mill Annual Meeting

Time: Jan 27, 2026 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/2767118476?pwd=Z0NUdklXOXlkdm1FVTlpZ0hzZWNoQT09&omn=88377412898>

Meeting ID: 276 711 8476

Passcode: Lewis

The **2026 Annual Meeting** of the Linzy Mill Homeowners Association, Inc. will convene on **Tuesday, January 27, 2026, at 6:30pm, Via ZOOM** for the purpose of any business that may legally come before the membership.

We will be electing Board members at this meeting; If you are interested in serving on the Board, please **complete the enclosed Notice to Run** and **return it to our office no later than January 12th at 5:00pm EST.** You may return the form by mail or email.

We respectfully request your presence in person or by proxy at the meeting. Whether or not you plan to attend the meeting, please complete the enclosed **Proxy** and return to our office **by January 26th, 2026** so we can present it to the Secretary for presentation at the meeting. You may withdraw the proxy upon your attendance at the meeting.

If you intend to vote in person or by proxy, please be advised of the following requirements of the Association:

There shall be one person with respect to each unit ownership who shall be entitled to vote at any meeting of the Association and that person shall be known as a "voting member". If a unit is owned by more than one person, the owners of the unit shall designate one of them as the voting member. In the case of a corporate unit owner, an officer or employee of the corporation shall be the voting member. As to a unit owned by a married couple, see paragraph 2b of this notice. 2. Designation of voting member is subject to the following provisions:

- a) If a unit is owned by one person, he or she will be entitled to vote without otherwise designating a voting member.
- b) If a unit is owned by multiple owners or a married couple, the owners of the unit shall designate one of them as the voting member; whoever is present at the meeting may vote the unit's vote.
- c) A corporation must designate a voting member who shall be an officer or employee, by certificate signed by the president or vice president and attested to by the secretary or assistant secretary.

If you have any questions about the enclosed documents or any matter of the Association, please contact our office at the email address lewis@lewispm.com or by phone at 850-668-1173.

LEWIS ASSOCIATION PROPERTY MANAGEMENT, LLC
7113 Beech Ridge Trail, Suite 2, Tallahassee, FL 32312-5045
Phone: (850) 668-1173 ~ Fax: (850) 765-4353 ~ Email: Lewis@LewisPM.com

LINZY MILL ANNUAL MEETING MINUTES

January 16th, 2025 at 6:00 PM

AT WAKULLA COMMUNITY CENTER – WAKULLA ROOM
322 SHADEVILLE ROAD CRAWFORDVILLE, FL 32327

- I. Call to Order - 6:18pm
- II. Attendance - Maggie Vanos, Secretary/Treasurer (96 Amy Ln), Joshua McClellan, Absent , Vice President, Vacant , President

Guest - Megan & Chris Penik (187 Linzy Store) , Janet Riley (56 Linzy Store)),Ashley & Daniel Rodriguez (66 Linzy Store), Andrew Riddle (33 Amy Ln) Bernice Palmore (147 Amy), Karla Adkins (80 Ross), Brittney Allen (116 Linzy Store), Byron & Erica Lewis (117 Linzy Store Rd), George Barnard (100 Amy), Thomas & Deborah Mallon (158 Linzy Store) 2 proxies received from Beatriz Mejia Mercado (129 Linzy Store) & James & Kathleen Tailer (148 Linzy Store) . No Quorum was achieved.

- III. Proof of Notice - Notice was mailed, emailed and sent out through the website.
- IV. Approval of the Meeting Minutes- February 29th, 2024 Annual Minutes, - Tabled until the board has more time to review.
- V. Election of Members to the Board of Directors - Maggie Vanos, Secretary/Treasurer is our only member at the moment. A call for members to serve was asked of those in attendance since no one turned in a Notice To Run. After some persuasion Janet Riley agreed to join the Board for 2025..Maggi Vanos makes the motion to appoint Janet Riley,, all those in attendance agreed.
- VI. Approval of the 2025 Budget - LAPM reviewed the budget line item by line item.
Income: \$16224.97, \$357.39 Interest/Late Fees, \$20.76, Total Income: \$16603.12
Total Administrative:\$8055.81, Social Committee \$2969.52, Total Grounds: 5743.92
Total Routine: \$4927.62, Total Expenses: \$21,696.87. **Shortage in Budget \$4850.30**
Dues will have to be increased if expenses keep rising.

Janet Riley makes a motion to accept the budget, Maggie seconds the motion, all in attendance agreed, motion passes. Board will need to review the budget for an increase in some line items that may cause another increase in overall fees to the homeowners in 2026.

Lawn care was discussed The Board said Grass Trimmers was the cheapest at the time when bids were reviewed Lewis has a good relationship with Lonnie the owner and he does a great job at a very fair price for the community.

The Common Area Holding pond was mentioned again; The sink holes that are in the common areas was discussed and the liability of the association. Signs were discussed back in August being bought and placed in front of the woods. The Board will discuss more in depth and decide a route to take based on Insurance & Attorney recommendations.

Questions from the Membership -"No Soliciting" a member asked if signs can be put up at the entrance. Each homeowner can place a "No Solicitation" sign by your front door and we recommend calling law enforcement. Efforts have been made by our local law enforcement that live in the neighborhood. A mailbox stand (cluster box) was suggested by a member; however the usps only allows either single or cluster and if mailboxes are being vandalized it should be reported to the specific government agencies.

Adjournment:: 6:39pm

LINZY MILL ORGANIZATIONAL MEETING MINUTES

January 16th, 2025 at 6:00 PM

AT WAKULLA COMMUNITY CENTER – WAKULLA ROOM
322 SHADEVILLE ROAD CRAWFORDVILLE, FL 32327

I. Call to order: 6:39

II. Attendance - President, Janet Riley, (56 Linzy Store) Maggie Vanos, Secretary/Treasurer (96 Amy Ln), Joshua McClellan, Vice President Absent

Guest - Megan & Chris Penik (187 Linzy Store) , Janet Riley (56 Linzy Store)), Ashley & Daniel Rodriguez (66 Linzy Store), Andrew Riddle (33 Amy Ln) Bernice Palmore (147 Amy), Karla Adkins (80 Ross), Brittney Allen (116 Linzy Store), Byron & Erica Lewis (117 Linzy Store Rd), George Barnard (100 Amy), Thomas & Deborah Mallon (158 Linzy Store) 2 proxies received from Beatriz Mejia Mercado (129 Linzy Store) & James & Kathleen Tailer (148 Linzy Store) . No Quorum was achieved.

III. Approval of the Meeting Minutes- 2024 Organizational Meeting & August 6th, 2024 Minutes- Tabled until Board has more time to review.

IV. Board of Directors' Positions

- President- Janet Riley is nominated for President by members in attendance.
- Vice President- Andrew Riddle makes a motion to appoint Joshua McClellan as Vice President
- Secretary/Treasurer - Maggi Vanos accepts the position of Secretary/Treasurer

The Slate of Directors is approved by those in attendance at the meeting.

V. December-Financials- Total Income to date -\$16603.12 Total Expenses \$21,696.87 Net Ordinary Income -\$4850.30 in the red.

VI. Old/New Business

- a. Social Committee -Janet Riley, asked for suggestions for the social committee, some residents as for an adult only events, no one really had any any suggestions for adult only events, it was asked about garage sales for community, members were , Sue Barlow with Lewis said
- b. Holding Pond/Common Areas - Signs/Get with Insurance/Attorney.
- c. Front Entrance Sign- No Solicitation - Janet mentioned the roads are public, they must be registered and have a permit, but the No Solicitation sign would give law enforcement more authority to enforce the Law, Vivid Security Company was recently run out of the neighborhood by Members of the association however; a sign being placed upfront will give us more enforcement authority. All the other signs that pop up around the entrance sign may be pulled and thrown up Janet Suggested a whole new sign that has the NO Solicitation sign incorporated into it. A member spoke up that they had a design done the cost was around \$50,000 by Apagee Signs.

Cheri said Carly with Wakulla Signs will be at the entrance in the morning to access the current sign and give an estimate for a whole new sign and cost to repair.

Firestone was mentioned again and DOT is involved in the project, the sidewalk to nowhere was mentioned by Andrew Riddle & asked Janet Riley to go with him to Firestone and meet with them to discuss the activity once the store opens and how it will affect the neighborhood.

Andrew mentioned the Golf cart Community again, Discussion took place on why you would want to be a Gold Cart Community, liability insurance would want to be looked into to see if the HOA would be responsible for any traffic concerns but the roads being county owned would be the responsibility of law enforcement. Discussion did not lead to any clear decision on the matter

Covenants Updates was mentioned again by Andrew Riddle, unfortunately, no one wants to volunteer to be on that committee to review and suggest changes, the only other option is to pay the Attorney to draft changes that affect the new recent statute changes and future concerns like airbnb's. Until a committee is formed the Covenants will remain in place. If owners want change they will show up and volunteer their time to help make those changes for the community. It takes a lot of time and commitment and a process that will need to be administered by the attorney for the community but that also entails more money in the budget for legal expenses,

Covenant enforcement was mentioned again, those residents that refuse to follow the current C & R 's and the need for better enforcement of the rules. Cheri with Lewis mentioned the need for a Standards Committee that is required by statutes to have a hearing committee. Many members mentioned several concerns with boats, trailers, cars parked in grass, one of the members mentioned someone burning trash in the neighborhood, Cheri mentioned that they need to email her any complaints and the board will get a formalized process in place and a hearing committee formalized again.

ADJOURNMENT: 7:12pm

NEXT MEETING: TBA

LINZY MILL PROPOSED 2026 BUDGET

		Budget 2025	Proposed 2026 Budget
	Assessments		
	Annual Dues Assessment	22,000.00	22,000.00
	Credit Memos & JE		
	Total Assessments	22,000.00	
Total Income		22,000.00	22,000.00
	Administrative		
	Administrative Expenses	200.00	100.00
	Copy / Printing Costs	100.00	425.00
	Management Fees	7,200.00	7,200.00
	Office Supplies	108.75	50.00
	Postage and Delivery	150.00	150.00
	Website	500.00	500.00
	Total Administrative	8,258.75	8,425.00
	Social/Community Events	3,000.00	3,000.00
	Total Social/Community Events	3,000.00	3,000.00
	Grounds/Enhancements		
	Landscaping Contract	4,800.00	5,400.00
	Fertilizer/Mulch	280.00	280.00
	Holding Pond	0.00	
	Total Grounds/Enhancements	5,080.00	5,680.00
	Maintenance Expenses		
	Sign Repair/Installation	500.00	500.00
	Maintenance Expenses - Oth	0.00	0.00
	Total Maintenance Expenses	500.00	500.00
	Routine Expenses		
	Accounting	200.00	0.00
	Bank Fees	300.00	333.75
	Insurance	3,000.00	3,200.00
	Legal Fees	500.00	500.00
	Licenses and Permits	61.25	61.25
	Professional Fees	1,000.00	300.00
	Tax Payments	100.00	0.00
	Total Routine Expenses	5,161.25	4,395.00
Total Expense		22,000.00	22,000.00
Net Income		0.00	0.00

LINZY MILL HOMEOWNERS ASSOCIATION, INC.

NOTICE TO RUN

Dear Homeowner:

Resident participation is critical to your Association. On **Tuesday, January 27th, 2026**, we will be holding elections in accordance with our Bylaws.

If you meet the eligibility requirements (current on your association dues) and are interested in running for a board position, please fill out the form below and return it by **January 12th, 2026** no later than 5:00 pm EST. You can return it **in person** at our office or **by mail** to Linzy Mill Homeowners Association, Inc., **by email** (lewis@lewispm.com)

If you decide to run, please introduce yourself to the other homeowners and say a few words on why you are running. This introduction will be provided to all members as part of the official Ballot packet.

If you have any questions, please contact management by phone (850-668-1173)
or by email (manager@lewispm.com).

~~~~~  
Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**STATEMENT to be included with ballot** - Brief description of your background and why you want to be a Board member - please limit to 200 words:

\_\_\_\_\_  
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# LINZY MILL HOMEOWNERS ASSOCIATION, INC.

## LIMITED PROXY

**Instructions:** In order to secure a quorum to conduct a meeting of the Linzy Mill Homeowners Association, it is necessary that you be present at the meeting or sign this proxy to achieve a quorum. **This proxy may be returned *even if you plan to attend the meeting*.** Fill in your name, address, and phone number (daytime and evening), and the name of the person you desire to vote on your behalf. ***Please date, sign, and return this proxy by mail, fax, or email so that it reaches the association no later than January 26th, 2026.***

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**I/We, the undersigned, being the owners of the property located at:**

\_\_\_\_\_

do hereby appoint as my proxy the person listed below to attend the meeting of the members of Linzy Mill Homeowners Association **to be held on January 27th, 2026. at 6:30pm** (EST), or any adjournment thereof, but in no event longer than 90 days after the date of the meeting indicated herein. This proxy can be revoked at any time at the pleasure of the undersigned.

The following is a list of the current Board Members who will be in attendance at the meeting. Any of these members, or any other owner, may be assigned your proxy for the meeting. ***If you select someone not listed, it is IMPERATIVE that you be sure that person will attend this meeting or your proxy will not count.***

- |                                                      |                                                           |
|------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Janet Riley, President      |                                                           |
| <input type="checkbox"/> Chris Penik, Vice President | <input type="checkbox"/> Maggi Vanos, Secretary/Treasurer |
| <input type="checkbox"/> _____<br>(Name of Proxy)    | <input type="checkbox"/> _____<br>(Name of Proxy)         |
| <input type="checkbox"/> _____<br>(Name of Proxy)    | <input type="checkbox"/> _____<br>(Name of Proxy)         |

### **Owner Authorization:**

\_\_\_\_\_  
Owner Name (Please Print) (Signature)

\_\_\_\_\_  
Owner Name (Please Print) (Signature)

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Owner Address: \_\_\_\_\_

Phone (Day): \_\_\_\_\_ (Evening): \_\_\_\_\_

# **LINZY MILL HOMEOWNERS' ASSOCIATION, INC.**

## **Annual Membership Meeting Agenda Lewis Association Property Management**

**Time: January 27th 2026 at 6:30 PM Eastern Time (US and Canada)  
Via ZOOM**

**Topic: Linzy Mill Annual Meeting  
Time: Jan 27, 2026 06:30 PM Eastern Time (US and Canada)**

**Join Zoom Meeting  
[https://us06web.zoom.us/j/2767118476?pwd=Z0NUdklXOXlkdmIFVTlpZ0hzZWNoQT09  
&omn=88377412898](https://us06web.zoom.us/j/2767118476?pwd=Z0NUdklXOXlkdmIFVTlpZ0hzZWNoQT09&omn=88377412898)**

**Meeting ID: 276 711 8476  
Passcode: Lewis**

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### **ANNUAL MEETING AGENDA**

- I. Call to Order
- II. Proof of Notice
- III. Attendance/Quorum
- IV. Approval of the Meeting Minutes-January 16th, 2025 Annual Meeting
- V. Election of Members to the Board of Directors
- VI. Approval of the 2026 Budget
- VII. Questions from the Membership
- VIII. Adjournment

### **ORGANIZATIONAL MEETING AGENDA**

- I. Call to order
- II. Approval of the Meeting Minutes- January 16th, 2025 Annual Meeting Meeting Minutes
- III. Board of Directors' Positions
  - President-
  - Vice President-
  - Secretary/Treasurer -
- IV. January Financials
- V. Old/New Business
  - a. Committee Reports:

b.

c.

d. Member Comments/Questions

**ADJOURNMENT:**

**NEXT MEETING:** TBA