

**Studio Villas II Association, Inc. (Legend Villas)**

P. O. Box 15232  
Panama City, FL 32406

January 21, 2026

**Second Notice of Annual Meeting and Special Meeting of the Members**

**TO:** All Unit Owners

**NOTICE** is hereby given of the Annual Meeting of the Members of Studio Villas II (Legend Villas) Association, Inc. to be held at the date, hour and place noted below and the Special Meeting of the Members which will immediately follow the adjournment of the Annual Meeting.

**DATE:** Saturday, February 14, 2026

**HOOR:** 8:30 a.m. CST

**PLACE:** Conference Room of the Bay Point Community Association Office. Zoom videoconference information is listed below.

**PURPOSE:** To conduct any business that may lawfully come before the members.

**Legend Villas 2026 Annual Meeting Zoom Link**

**Topic:** Legend Villas 2026 Annual Meeting

**Time:** Feb 14, 2026 08:30 AM Central Time (US and Canada)

**<https://us02web.zoom.us/j/85822605623?pwd=l6IKZmIUFXf9ASTVi8c805YL7KaInZ.1>**

**Meeting ID: 858 2260 5623**

**Passcode: 864950**

One tap mobile

+13052241968,,85822605623#,,, \*864950# US

+13126266799,,85822605623#,,, \*864950# US (Chicago)

**ANNUAL MEETING AGENDA**

1. Calling of roll and certifying of proxies
2. Proof or Waiver of Notice of Meeting
3. Reading and Approval of Minutes of Prior Meeting
4. Voting of Annual Meeting Proxies
5. Financial Report
6. Committee Reports and Officer Reports
7. Old and New Business
8. Open Forum
9. Adjourn

## SPECIAL MEETING AGENDA

**NOTE: All current condominium documents are accessible on the association web site in addition to the draft amended and restated documents to be voted on.**

[www.bplegendvillas.org/corporate-documents](http://www.bplegendvillas.org/corporate-documents)

1. Establish a Quorum
2. Open Forum
3. Vote on Amended and Restatement of the Declaration of Condominium
4. Vote on Amended and Restated By-Laws
4. Adjourn

### PLEASE TAKE NOTICE OF THE FOLLOWING:

**AGENDA:** As required by law, the meeting agenda is included with this notice. Also enclosed are copies of all supporting materials. Please carefully review the enclosed and **SAVE YOUR MATERIALS to have available during the meeting for your reference.** If you have any questions concerning this meeting, or the operation of your condominium, any board member will be pleased to assist you.

**PROXIES:** If you cannot participate in person or by video conference for the meeting, it is important that you designate by proxy both so that the necessary quorum requirements can be met, and so that your proxy can vote for you as allowed on the non-board election issues at the meeting. Two proxy forms are enclosed and should be completed and returned to the association in the envelope provided. There is a proxy for the business of the Annual Meeting of the Members, and a separate proxy for the Special Meeting for the vote on the Amended and Restatement of the Declaration of Condominium and By-Laws. The proxy forms must be signed either by ALL owners, or by the owner designated in the Voter Authorization Certificate.

**WE ASK THAT EVERYONE RETURN BOTH PROXIES, whether you plan to attend in person, are unable to attend or even if you plan to attend by video conference, so that we can have a quorum of members and conduct the necessary business.**

**VOTING:** There shall be allowed only one (1) vote per unit, said vote, in the event of multiple ownership of a unit, to be divided equally among all the owners thereof and cast as fractional votes, or by agreement of the multiple owners, cast by one of their number.

**VOTER AUTHORIZATION CERTIFICATES:** As of the date of the preparation of this notice, the Association has on record the Voter Authorization Certificates reflected on the enclosed list, which remain valid until changed or revoked.

**If there is no name listed next to your unit number or if the wrong name is listed next to your unit, you need to fill out and return the Voter Authorization Certificate. If the correct name is listed, you do not need to complete the form. Please note that units 4161, 4162, 4164, 4166, 4168, 4169, 4254, 4256, 4258, 4259, 4260, 4261, 4262, 4264, 4266, and 4268 are either missing or WRONG. Owners of these units need to fill out and return the Authorization Certificate. I need a signed piece of paper from the current owner of record, i.e., I can't just correct the form. If the correct name is listed, you do not need to complete the form.**

If you plan to participate in the meeting, and title to your unit is held in more than one name and you wish to but have not designated one such owner to vote, or if title to the unit is in the name of a Corporation or a Partnership, or if you wish to change the authorized voter, you must file with the Secretary prior to the meeting. This form is enclosed and should be completed and returned to the association in the envelope provided. The Voter Authorization Certificate must be signed by ALL owners.

**LIST OF OWNERS:** In accordance with 607.0720, Florida Statutes, a complete list of all owners with their addresses and number of votes, will be available for inspection at least 10 days before, and at this meeting.

**BOARD OF DIRECTORS ELECTION:** Five vacancies exist on the Board of Directors. Four owners have submitted their names for election to the Board: Graham Clarke, Bill Neketis, Barry Parker and Patrick Hughes. These owners are automatically appointed to the Board and no election is required. The Board will appoint the remaining director.

**AMENDED AND RESTATED DECLARATION OF CONDOMINIUM AND BY-LAWS:** Please read carefully the proposed Amended and Restated Declaration of Condominium and By-laws for Studio Villas II. The Board of Directors has reviewed these documents for adoption by the Owners, and it has been distributed previously to Owners for review. This final version incorporates the comments and suggestions of Owners.

**BOARD MEETINGS:** As required by the bylaws of this association, a regularly scheduled organizational meeting of the Board of Directors will be held immediately following the annual meeting of the members and by the same method. As with any meeting of the board, all unit owners are invited. As required by law, the agenda of the board organizational meeting follows:

1. Call roll
2. Election of Officers
3. Old and New Business
4. Adjourn

**ADDITIONAL INFORMATION:** Enclosed is a copy of the 2026 Budget that was adopted at the 12/2/25 Budget Meeting of the Members which enacted an increase in the quarterly assessments. Also enclosed is an updated questionnaire that all owners need to fill out and return. Please pay special attention to the question regarding the rental of units and e-mail authorization. You can use the same return envelope for the proxy forms, voter authorization certificate and directory questionnaire.

**TO RECAP:**

FLORIDA STATUTES REQUIRE A SET NUMBER OF OWNERS EITHER VOTING OR ATTENDING TO HAVE A QUORUM AND FOR PASSING THE AMENDMENTS. IF YOU DO NOT RETURN BOTH PROXIES AND/OR ATTEND, WE WILL HAVE TO RESCHEDULE AND RESEND NOTICES WHICH WILL BE AN ADDITIONAL EXPENSE TO THE ASSOCIATION TO BE ALLOCATED TO ALL OWNERS. YOU ARE REQUESTED TO SEND YOUR PROXIES AS SOON AS POSSIBLE. YOU CAN ELECT TO CHANGE YOUR VOTE AND WITHDRAW YOUR PROXY AT THE TIME OF THE MEETING IF YOU ATTEND. PLEASE DO THE FOLLOWING:

1. Be sure to sign the Annual Meeting proxy.
2. Be sure to sign the Special Meeting proxy and vote on both the Amendment o the Declaration AND the Amendment to the By Laws
3. Complete the Certification
4. Send both proxies and Certification all properly signed by one titled owner of your unit.
5. Please send in the enclosed stamped envelope.
6. Call me or any Board member if you have questions.

**STUDIO VILLAS II ASSOCIATION, INC.**

**Dated:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Its Secretary**