

WILDWOOD COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

November 21, 2025

Dear Members:

The purpose of this communication is to provide you with notice of two meetings of great importance to your community. On **December 10, 2025**, your Board of Directors will be holding a Board meeting to approve a temporary appointment to the Board, consider the adoption of the 2026 budget, discuss the importance of the upcoming election of Directors, and hold an attorney Q&A session on proposed amended governing documents (Declaration of Restrictive Covenant, Articles of Incorporation, and Bylaws). On **January 7, 2026**, the Association is holding an annual meeting, at which you will be asked to vote on a new Board of Directors and to consider the approval of the proposed Amended and Restated Declaration of Restrictive Covenants and Proposed Amended and Restated Articles of Incorporation. There will be a Board Organizational meeting immediately upon the adjournment of the annual meeting. Officers of the Association will be elected at that meeting, and the Board will consider the adoption of an initial set of Association Bylaws.

DECEMBER 10TH BOARD MEETING

Enclosed, please find the proposed 2026 budget for your review in advance of this meeting. Along with approving the proposed 2026 budget, the Board will set the due date for the payment of assessments. The Budget must be approved prior to the end of the year. Accordingly, a temporary appointment of a Director is necessary to achieve a quorum of Directors for that purpose.

At this meeting, the Association's attorney will discuss the proposed amended governing documents and why the proposed changes are necessary and beneficial to our Association. Our community has been in existence for over 30 years, with the last amendments to the Declaration of Restrictive Covenants governing our community being over approximately 25 years ago. The original Articles of Incorporation are bare bones and have never been amended and the Board has operated without a set of Bylaws, which are required by Chapters 617, FS (Not-For-Profit Act) and 720, FS (HOA Act).

As many of you know and have expressed, the Declaration of Restrictive Covenants governing our community are lacking and do not accurately reflect our community or adequately address our needs. Accordingly, your Board of Directors has worked with its legal counsel to develop a proposed Amended and Restated Declaration of Restrictive Covenants that it believes will put our community in the best position to thrive and prosper and better compete with newer developments and preserve property values. Enclosed are draft versions of the Proposed Amended and Restated Declaration of Restrictive Covenants and Proposed Amended and Restated Articles of Incorporation for your review in advance of this meeting.

If you have any questions or comments on the proposed amended documents, you can provide written questions or comments in advance of the meeting at the following email address: **margie.kessler@me.com**. In addition, if you cannot attend the meeting in person, you will be able to attend the meeting via Zoom. The Zoom link is in the Notice and Agenda for the meeting, which is enclosed herein. **To be clear, NO votes on the proposed amended documents will be taken at this meeting.**

JANUARY 7TH ANNUAL MEETING AND BOARD ORGANIZATIONAL MEETING

At the 2026 Annual Meeting, seven (7) Director positions are up for election, with each serving a one-year term. At the Annual Meeting, nominations may be made from the floor for these seven (7) open Director positions. **It is crucial that these Board positions are filled.** The ability of your Association to operate efficiently and effectively is diminished when your Board of Directors has vacancies. Thus, we urge you to consider running for a seat on your Board of Directors. Nominations for election to your Board of Directors will be taken from the floor at the meeting.

Also at the Annual Meeting, the membership will consider the Proposed Amended and Restated Declaration of Restrictive Covenants and the Proposed Amended and Restated Articles of Incorporation. A vote of not less than 2/3rds of the Members is required to adopt the Proposed Amended and Restated Declaration of Restrictive Covenants. A vote of not less than a majority of the Members is required to adopt the Proposed Amended and Restated Articles of Incorporation.

After the Annual Meeting and Election of Directors concludes, the new Board of Directors will hold an Organizational Meeting to elect its Officers. If the membership approves the adoption of the Amended and Restated Declaration of Restrictive Covenants, the Board of Directors will also consider the adoption of the enclosed Proposed Bylaws of the Association. Your Declaration of Restrictive Covenants incorrectly included corporate and procedural provisions which are typically found in the Bylaws. As provided by Chapter 617, FS, the initial set of Bylaws is adopted by the Board of Directors.

Enclosed with this notice is a Meeting Notice and Agenda for each meeting, a Limited Proxy for the Annual Meeting, a stamped Proxy return envelope, and a copy of each of the following: a) Proposed Amended and Restated Declaration, b) Proposed Association Bylaws, c) Proposed Amended and Restated Articles of Incorporation, and d) proposed 2026 budget.

IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEETING IN PERSON but wish to have your voice heard, please fill out, sign, and return the attached Limited Proxy in the stamped envelope, by email to: **margie.kessler@me.com**, or have your Proxyholder bring it to the meeting.

Sincerely,
***Board of Directors for
Wildwood Country Club Property Owners
Association, Inc.***

Enclosure: Notice and Agenda – December 10th Board Meeting
 Notice and Agenda – January 7th Annual Meeting
 Notice and Agenda – January 7th Board Organizational Meeting
 Stamped Return Envelope
 Proposed Amended and Restated Declaration
 Proposed Amended and Restated Articles of Incorporation
 Proposed Bylaws
 Proposed 2026 Budget

WILDWOOD COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

NOTICE OF BOARD MEETING

NOTICE IS HEREBY GIVEN in accordance with the Declaration and Florida's Homeowners Association Act, that a meeting of the Board of Directors will be held on the following date, time and place.

Date: Wednesday, December 10, 2025
Time: 6PM – 8PM
Place : Best Western, Wakulla Inn Meeting Room
3292 Coastal Highway 98 Crawfordville, FL 32327

In the event you are unable to attend in person, you may attend via Zoom:

<https://us02web.zoom.us/j/89980295622>

Meeting ID: 899 8029 5622

BOARD MEETING AGENDA

1. Call to Order by Secretary
2. Determination of a Quorum
3. Confirmation of Proper Notice
4. New Business –
 - a. Appointment of Director
 - b. **Consideration of Proposed 2026 Budget. *See enclosed budget.***
 - c. **General Discussion on Importance of Association Administration.**
 - d. **Attorney Q&A on Proposed Amended and Restated Declaration of Restrictive Covenants, Initial Bylaws, and Articles of Incorporation. *See enclosed Draft documents.***
5. Owner Comment
6. Call to Adjourn

Dated: 11/21/25

WILDWOOD COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

NOTICE OF ANNUAL MEMBERSHIP MEETING

NOTICE IS HEREBY GIVEN in accordance with the Declaration of the Association and Florida's Homeowners Association Act, that the annual meeting of the members will be held on the following date, time and place.

Date: Wednesday, January 7, 2026
Time: 6:00 PM
Place : Best Western, Wakulla Inn Meeting Room
3292 Coastal Highway 98 Crawfordville, FL 32327

NOTICE & AGENDA

1. Call to Order by Secretary
2. Determination of a Quorum
3. Confirmation of Proper Notice
4. Consider Approval of Prior Minutes
5. Officer Reports
6. New Business –
 - a. **Election of the Board of Directors.**
 - b. **Consideration of the Amended and Restated Declaration of Restrictive Covenants.**
See enclosed Declaration.
 - c. **Consideration of the Amended and Restated Articles of Incorporation.**
See enclosed Articles of Incorporation.
7. Owner Comment
8. Call to Adjourn

WILDWOOD COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Organizational Meeting

Immediately Following the Annual Meeting

NOTICE & AGENDA

1. The meeting will be called to order.
2. The secretary will affirm that a quorum of the board of directors is present.
3. Approval of Prior Minutes
4. New Business –
 - a. **Election of Officers.**
 - b. **Consideration of Bylaws (If Declaration approved). *See enclosed Bylaws.***
5. Owner Comment.
6. Call to Adjourn.

LIMITED PROXY/BALLOT
WILDWOOD COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

Unless I am attending in person and using this as my ballot, the undersigned hereby appoints _____, or, if I have filled in no name, or in the absence of that person, hereby appoints the President, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association of the Board of Directors, as my proxy holder to attend the Membership Meeting of Wildwood Country Club Property Owners Association, Inc., to be held on **Wednesday, January 7, 2026 at 6:00 PM at Best Western, Wakulla Inn Meeting Room 3292 Coastal Highway 98 Crawfordville, FL 32327** and any adjournment or adjournments thereof. The proxy holder named above has the authority to vote and act for me to the same extent (general powers) that I would if personally present, with full power of written substitution, except that my proxy holder's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND HEREBY INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

NOTE: Your Board of Directors recommends a YES, FOR vote for the Proposed Amended and Restated Declaration and Proposed Amended and Restated Articles of Incorporation!

PROPOSED AMENDED AND RESTATED DECLARATION AND PROPOSED AMENDED AND RESTATED ARTICLES OF INCORPORATION- Should the membership approve the Proposed Amended and Restated Declaration of Restrictive Covenants and Proposed Amended and Restated Articles of Incorporation? *See enclosed documents.*

YES _____

NO _____

LOT OWNER (or that person designated on the voting Certificate, if applicable)

DATED: _____ Lot #/Address: _____

Name(print) _____ Signed _____

THIS PROXY IS REVOCABLE BY THE LOT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.