

**SECOND NOTICE OF ANNUAL MEETING
AND ELECTION OF DIRECTORS
OF THE VILLAGE AT HAILE CONDOMINIUM ASSOCIATION, INC.**

TO ALL MEMBERS:

On Thursday, November 6, 2025, at 6:00 PM, at 5230 SW 91 Drive, Suite C, Gainesville, FL 32608, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. The Board has passed a Resolution authorizing electronic voting. Members who have consented to vote online will be able to do so by following the online voting instructions provided herein. The agenda for the Annual Meeting is:

1. Ballots not yet cast shall be collected and validated.
2. Appointment of Inspectors of Elections.
3. Election of Directors.
4. Call to order.
5. Election of chairman of the meeting.
6. Calling of the roll and certifying of proxies.
7. Proof of notice of meeting or waiver of notice.
8. Reading and disposal of any unapproved minutes.
9. Reports of Officers.
10. Reports of Committees.
11. Unfinished Business.
12. New Business.
13. Adjournment.

Enclosed with this Notice is a ballot for the election of Directors, as well as timely submitted Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements.

Instructions for Marking and Returning Ballot for Directors. **FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD DEGREE FELONY.**

1. The enclosed ballot lists all candidates who are qualified to run for the Board. There will be **five (5)** Directors elected. Please vote for no more than **five (5)** candidates by marking the ballot with an "X" on the box next to the candidate's name.
2. The ballot must be placed and sealed in the ballot envelope. The ballot envelope must then be placed and sealed in the envelope addressed to the Association and mailed to the Association's mailing address.
3. **You must fill in the unit information on the outside of the envelope addressed to the Association and have the owner or voting member appointed on the Certificate Appointing Voting Member sign his/her name.**
4. The ballot must be received by the Association no later than **Thursday, November 6, 2025.**

5. If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.
6. Alternatively, if you have consented to online voting, you may vote online at www.condovoter.com using the instructions included with the notice of this meeting.

VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

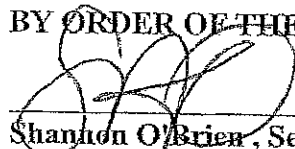
1. A **general proxy** is for the purpose of establishing a quorum and appointing **another person** to vote for you on parliamentary procedure or other matters that do not require a limited proxy. It must be signed by the person authorized to cast the vote for the unit. Please note that you cannot vote for Directors by proxy.
2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **P.O. Box 693 Newberry, FL 32669**, or via email to: **HaileVillage@hailemanagement.com**. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A **proxy form** is enclosed with this notice for your use, if needed. Alternatively, if you have consented to online voting you may vote online at www.condovoter.com using the instructions included with the notice of this meeting.

Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - a. Elect Officers.
4. Adjournment.

Date: 10/13/2025

BY ORDER OF THE BOARD OF DIRECTORS


Shannon O'Brien, Secretary

THE VILLAGE AT HAILE CONDOMINIUM ASSOCIATION, INC.

SECRET BALLOT FOR ELECTING DIRECTORS

THURSDAY, NOVEMBER 6, 2025

6:00 PM

The following (in alphabetical order) have had their names placed into nomination. Vote for no more than five (5) candidates. If you vote for more than five (5) candidates, your ballot will be invalid.

- ☐ ASHLEY, BRENDA
- ☐ BERNSTEIN, DUANE
- ☐ FOURNIER, KAREN
- ☐ HAWKINS, LISA
- ☐ MILLET, DONNA
- ☐ O'BRIEN, SHANNON

PROXY

The undersigned Owner or Voting Member of Unit No. _____ in **The Village at Haile, a Condominium**, appoints (Check one):

_____ a) **Lisa Hawkins, President** of the Association, on behalf of the Board of Directors, or

_____ b) _____ (if you check b, write in the name of your proxy) as my proxyholder*, with power of substitution, to attend the meeting of the members of **The Village at Haile Condominium Association, Inc.**, to be held **Thursday, November 6, 2025 at 6:00 PM**, at **5230 SW 91 Drive, Suite C, Gainesville, FL 32608**, and any adjournment/recess thereof.

Date: _____.

SIGNATURE OF OWNER OR VOTING MEMBER:

Signature: _____ Print Name: _____

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the **President** of the Association as your proxyholder.

DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date: _____.

PROXYHOLDER

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

Hello neighbors — I'm Brenda Ashley, and I'm running for a seat on the Haile Village Center board.

I'm proud to be an original Haile Village condo owner, having called this community home since 2006. Over the years, I've seen the Village grow and evolve while maintaining its charm, walkability, and sense of community. Haile Village is a special place, and I'm passionate about helping preserve what makes it unique.

I'm a Gainesville resident since the age of 5 and a proud member of the Gator Nation, with degrees in Public Relations and Sociology from the University of Florida. Professionally, I've spent my career in sales and client relations — first as a Regional Account Executive in digital advertising, where I was a three-time Presidents Club winner, and now as Sales Manager for a custom home builder here in North Central Florida. I value clear communication, follow-through, and building strong relationships — qualities I'll bring to the board.

My Gainesville roots run deep. My family owned and operated Ashley's Pub in the original Butler Plaza for more than 30 years, a place where countless memories, friendships, and even marriages began. That experience taught me the importance of community connection and creating spaces where people feel welcome and valued.

If elected, I'll work to ensure our Village continues to thrive through open communication, thoughtful decision-making, and respect for all residents. I believe in balancing progress with preservation — keeping Haile Village beautiful, vibrant, and neighborly for years to come.

Thank you for your consideration. It would be an honor to serve and represent this community that means so much to me.

Brenda Ashley

Dr. Duane Bernstein

Education

Harvard School of Dental Medicine, DMD, Class of 1992

University of Louisville Certificate in Endodontics, Class of 2002

I have been a resident of Haile Plantation for the past 22 years and have operated a business in the Haile Village for the past 16 years: an endodontic specialty dental office. As a landlord, homeowner, and business owner I have extensive knowledge in insurance, liability, building construction, and maintenance. I have built numerous dental offices in the Gainesville area and am experienced in working with and bidding for projects with the various subcontractors to get the best quality of services for the lowest cost.

I am in the Village seven days a week and have a vested interest in maintaining the unique architectural character. For too long there has been a lack of maintenance that has caused structural damage to buildings that could have been prevented. For example not noticing a leaking window due to wood rot can cause damage to structural elements away from the window, escalating repair costs. As a board member I intend to walk with the property manager on a monthly basis and inspect the various buildings for structural damage: roof debris, branches of trees abrading the roofs, tile damage, wood rot, proper water drainage, clean and functioning gutters, window wood rot, and the need for painting.

Aside from buildings I intend to make other assessments: abandoned vehicles parking in our lots, landscaping deficiencies, sidewalk damage, and street damage. If our association is not responsible, then I intend on notifying other associations and following through that repairs are made in a timely fashion. I ask for your vote to so that our property values will remain high and our reputation with realtors, and the public will be strong.

Hello, fellow condo owners!

My name is Karen Fournier, and I am a proud owner/resident. I have served on the board for the past two years. I joined the board with a primary goal of fiscal responsibility to this community. Like most of you, I have been greatly impacted by the recent special assessments and increased fees. These are directly related to a lack of care, concern and action by our previous boards and management company. For example, buildings fell into disrepair as they ignored routine maintenance, which led to exponential increases in our insurance premiums and the need for several extensive, costly repairs. Additionally, we must now comply with new laws and regulations imposed by the state to avoid hefty fines.

The current board and new management have worked diligently to complete the urgently needed repairs and upgrades necessary not only to preserve our property values, but to maintain compliance with these new laws and regulations as well. As you look around, I'm sure you can see the progress in motion. I would love the opportunity to accomplish even more.

If re-elected I promise to remain committed to fiscal responsibility, and to making the very best decisions regarding how your money is spent as we strive to maintain the charm and reputation that drew us to this community.

I respectfully request your vote in the upcoming election for the Village at Haile Condominium Board of Directors.

Thank you!

Lisa Hawkins

As President of The Village at Haile Condominium Association, I've worked alongside our Board and CAM to address long-standing issues, protect property values, and invest in the future of our community. A Haile resident since 1988 and a proud condo owner, I understand both the history and potential of our condos and our Village.

This past year brought challenges—special assessments and increased HOA fees—but also real progress: long-overdue projects are underway, and the foundation for continued improvements is in place. With your support, I'm committed to building on that momentum and ensuring our condos and The Village remains the unique, thriving heart of Haile that we all treasure.

My name is Donna Millett and I have served on the Board of Directors for The Village at Haile Condos for the last two years.

It has been my pleasure to work with this Board and our new manager to improve the conditions of our buildings.

I have lived in Gainesville for 7 years and love Haile Village. I am available most of the time to assist with community projects and hope you will re-elect me and the other board members.

■ Shannon O'Brien – Candidate Bio ■

My name is **Shannon O'Brien**, and I have lived in Haile for **more than 20 years**. I sold my home in Stratford Ridge and purchased my condo in the Village three years ago, and I absolutely love living in Haile Village.

I have been a business owner for 25 years and retired three years ago after owning and operating **8 pizza restaurants across the country**. With that experience, I bring both a business mindset and a homeowner's perspective to the Board—one that focuses on smart decision-making, accountability, and maintaining the long-term value of our community.

I was elected to the Board last year and have been proud to serve as **Secretary**. It has been an honor to work alongside the other members, and I would be truly honored to be your choice again this year.

This past year has been a challenging one for all of us living here, but the Board has been working **non-stop** to address the many repairs and improvements that were needed. I'm proud of the progress we've made and the dedication shown by everyone involved.

I consistently make time to support Board operations, assist with ongoing projects, and ensure that meetings are productive and well-prepared.

Everything for me is in Haile—my doctor, my dentist, my vet, my dry cleaning, my grocery store... I would be so honored to continue serving on the **Village at Haile Board**.