

Villa Tuscany at Palmira Homeowners Association, Inc.
c/o MAY Management Services, Inc.
11100 Bonita Beach Road, Ste. 101
Bonita Springs, FL 34135
239.262.1396

February 27, 2025

RE: Second Notice of Annual Meeting

Dear Villa Tuscany Homeowner:

Notice is given that the Members Annual Meeting will be held on **April 8, 2025, at 9:30 a.m.** in the craft room of the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

There are three (3) Board of Director's seats open for election for the year 2025. Each seat is for a one-year term. We have received six (6) candidate applications for the open seats. Since the number of candidates exceeds the number of vacancies, an election will be necessary.

The following is included in this packet:

- 2025 Annual Meeting Agenda
- Limited Proxy with return envelope
- Election Ballot
- Candidate Forms

Please complete the proxy and return before noon on April 7, 2025 so that a quorum may be established. A return envelope is provided to return your proxy. Without these proxies, a meeting cannot be held. Proxies may also be returned:

**Mail or Hand Delivery: MAY Management Services
11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135**

By Email: fanastasi@maymgt.com

Villa Tuscany HOA Board of Directors

VILLA TUSCANY AT PALMIRA HOA, INC.

c/o MAY Management Services, Inc.

11100 Bonita Beach Road, Ste. 101

Bonita Springs, FL 34135

SECOND NOTICE OF THE ANNUAL MEMBERS MEETING

Meeting Date: Tuesday, April 8, 2025

Time: 9:30 a.m.

Location: Renaissance Center Club craft room, 28191 Matteotti View, Bonita Springs, FL 34135.

ANNUAL MEETING AGENDA

1. Call to Order
2. Establish a Quorum
3. Proof of Notice
4. Approval of Minutes – 4/9/24
5. Covenants Update
6. Announcement of 2025 Directors
7. Adjournment

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

1. Call to Order
2. Proof of Notice
3. Election of Officers
4. Homeowners Questions and Comments
5. Adjournment

VILLA TUSCANY AT PALMIRA HOMEOWNERS ASSOCIATION, INC.
2025 ANNUAL MEETING
APRIL 8, 2025

The undersigned owner(s) authorizes the following as their proxy holder.
(Please check one)

- _____ a) Secretary of the Association, on behalf of the Board of Directors, or
_____ b) _____ (if you check b, write in the name of your proxy)

****Note: If you choose to write in a proxy holder, be sure that person will be in attendance at the meeting.**

The proxy holder is authorized to represent the undersigned owner(s) and act in their behalf for all matters which may come before the Association at the 2025 Members Annual Meeting of the Villa Tuscany HOA on April 8, 2025, at 9:30 a.m. in the craft room of the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

The members running for the Board position are listed below alphabetically. There are three (3) positions available and six (6) candidates running for the board, making an election necessary. An election ballot is included with this mailing.

Joan Camus, Tricia Flack, David Sarvadi, James Smith, Tom Utter, Cynthia Winter

Please return your proxy as thirty percent of all members must be present, in person or by proxy, at the meeting, in order for business to be conducted. Please mark the box below.

☐

for quorum purposes only

Return your proxy: **Email: fanastasi@maymgt.com**

**By mail or hand deliver to: MAY Management Services
11100 Bonita Beach Rd #101
Bonita Springs, FL 34135**

Signature(s) of Owner(s)

Villa Tuscany Address

Printed Name(s) of Owner(s)

Date

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 MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

VILLA TUSCANY AT PALMIRA HOMEOWNERS' ASSOCIATION

2025 Election Ballot

The following are candidates who have qualified for election to the Board of Administration of the Association. There are **three (3)** vacancies on the Board of Administration and you may vote for up to three **(3)** individuals by placing a check mark next to their names. A ballot voting for more than **three (3)** individuals will be disallowed.

_____ Joan Camus

_____ Tricia Flack

_____ David Sarvadi

_____ James Smith

_____ Tom Utter

_____ Cynthia Winter

1. Mark the ballot for the candidates of your choice. Do not place any identifying marks such as the voters' name or lot number on the ballot.
2. Place the completed ballot in the return envelope along with your proxy.
3. Return the envelope to Management prior to the time for tabulating the ballots.

Hand Deliver or Mail to:

Village Tuscany at Palmira HOA, Inc.
c/o MAY Management Services
11100 Bonita Beach Rd #101
Bonita Springs, FL 34135

CANDIDATE INFORMATION FORM
FOR ELECTION TO BOARD OF DIRECTORS
MUST BE RECEIVED BY FEBRUARY 12, 2025

ASSOCIATION NAME:

VILLA TUSCANY HOMEOWNERS ASSOCIATION, INC.

CANDIDATE INFORMATION

CANDIDATE NAME: Joan Camus

PALMIRA ADDRESS: 28413 Via Odanti Drive

CITY/STATE: Bonita Springs FL ZIP: 34135

PHONE: 631 487-4930

EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Walt Whitman High School - Regents Diploma
American Real Estate School - NY State Real Estate License
40 years in construction background / all aspects of residential building
Expertise - Permits

ORGANIZATION AND COMMUNITY INVOLVEMENT, PERSONAL INTERESTS, ETC.

Travel, gardening

COMMENTS REGARDING ISSUES FACING THE ASSOCIATION

this is a great community with wonderful people living here!
I feel disconnected from our association and that my voice doesn't
matter. Others feel that way too! We need an association that
truly represents us and we all work together to make Villa
Tuscany the most sought after community. I am a full-time
resident, always here to
assist my neighbors.

Please return by mail: MAY MGNT SERVICES

11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135

Hand deliver: MAY MGNT SERVICES

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Bonita Springs, FL 34135

Email: fanastasi@maymgt.com

CANDIDATE INFORMATION FORM
FOR ELECTION TO BOARD OF DIRECTORS
MUST BE RECEIVED BY FEBRUARY 12, 2025

ASSOCIATION NAME:

VILLA TUSCANY HOMEOWNERS ASSOCIATION, INC.

CANDIDATE INFORMATION

CANDIDATE NAME: Tricia Flack
PALMIRA ADDRESS: 14096 Ventanas Ct.
CITY/STATE: Bonita Springs, FL ZIP: 34135
PHONE: 239. 877. 7456

EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

BS. Elementary Education
Masters in Reading
Advance Certification in Reading Recovery

ORGANIZATION AND COMMUNITY INVOLVEMENT, PERSONAL INTERESTS, ETC.

President for 6 years Bloomfield Hills Homeowners in Michigan
V.P. 2 years - Villa Tuscany HOA
Palmira MHOA - Landscaping Committee Totally in charge of flowers.

COMMENTS REGARDING ISSUES FACING THE ASSOCIATION

Landscaping is a critical component of our property.
It helps increase curb appeal and boosts our property values.
Monitoring expenses

Please return by mail: MAY MGNT SERVICES
11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135

Hand deliver: MAY MGNT SERVICES
11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135

Email: farahsah@maymgt.com

**CANDIDATE INFORMATION FORM
FOR ELECTION TO BOARD OF DIRECTORS
MUST BE RECEIVED BY FEBRUARY 12, 2025**

ASSOCIATION NAME:

VILLA TUSCANY HOMEOWNERS ASSOCIATION, INC.

CANDIDATE INFORMATION

CANDIDATE NAME: David Sarvadi

PALMIRA ADDRESS: 28505 Azzili Way

CITY/STATE: Bonita Springs, FL **ZIP:** 34135

PHONE: 239-314-0305

EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

Attorney, 30+ years, Masters in Public Health 1970, JD 1986, HOA Board 2011-2017, 2020, 1980-1982; Church President 1988-1998, Asst Treasurer, 1993-2010; Piedmont Club MGA president, 2001-2005; The Renaissance Club Foundation, Scotland, Board Chair, 2022-Present

ORGANIZATION AND COMMUNITY INVOLVEMENT, PERSONAL INTERESTS, ETC.

Compliance committee, HOA in Virginia; HOA board, treasurer 6 years. Palmira resident 14 years (10.5 in Novela, 3.5 in VT); Piedmont Club MGA president, 2001-2005; The Renaissance Club Foundation, Scotland, Board of Trustees Chair; Volunteer General Counsel, Piedmont Charitable Foundation, 2015-present; Azalea Charities Volunteer General, 2004-2022. We have been Florida residents for 6 years.

COMMENTS REGARDING ISSUES FACING THE ASSOCIATION

Jack, Tricia and I have ahda another fairly good year. Because of our careful management of our funds, we have increased our reserves to 100% of what is needed for replacement of capital equipment. In addition, at Jack's suggestion, we are changing the way reserves funds are held to increase the return on the investment, through investment in a Treasury-backed account at Raymond James. It will now earn 4.3+% and increase of 25% over the earning in the immediate past, and substantially more than was earned prior to 2024. I would like to continue to serve Villa Tuscany HOA. Please return by mail: MAY MGNT SERVICES

11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135

Hand deliver: MAY MGNT SERVICES

11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135



January 27, 2025

Email: fanastasi@maymgt.com

CANDIDATE INFORMATION FORM - FOR ELECTION TO BOARD OF DIRECTORS
Villa Tuscany Homeowners Association, Inc.

JAMES (JAMIE) SMITH

28497 AZZILI WAY, BONITA SPRINGS, FL 34135
614.371.8906

Educational Background

- Bachelor of Science in Business Administration, Finance Major (Magna Cum Laude), University of Dayton
- Master of Business Administration, Finance Concentration (With Honors), University of Dayton
- Micromaster in Project Management, Rochester Institute of Technology

Business Experience

- Forty years experience in Financial Management and Information Technology at multiple Fortune 500 companies
 - Led financial analysis for an \$8 Billion technology acquisition
 - Served as a plant controller
 - Numerous other management roles in financial analysis, accounting, and business intelligence
- Currently self-employed as a senior program manager supporting system implementations
- Served as President of a condo association
- Served as President of a high school booster association
- Highly skilled in technology applications

Organization and Community Involvement

- Volunteer tutor at New Horizons, Bonita Springs
- Twelve years coaching youth basketball and baseball, Ohio

Personal Interests

- Family, golf (Palmira social member)

Comments regarding issues facing the Association

My wife and I have been full-time Palmira residents since 2020. Overall, I believe Villa Tuscany has been generally well-managed. My primary focus, if elected, would be to ensure that our financial expenditures balance the desire for a high-quality community with the need for reasonable annual fees. I will ensure any excess funds are invested to the benefit of homeowners.

I will work with the management company to improve the quality of our monthly financial reporting and analysis to ensure that all homeowners have a full and transparent view of our actual and projected spending, as well as the opportunity to have their voices heard on changes they would like to see.

I work well with many types of people, and have decided to run as an independent candidate, rather than as part of a slate. I am passionate about the need to develop our community, and established a Facebook group to foster engagement.

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FOR ELECTION TO BOARD OF DIRECTORS
MUST BE RECEIVED BY FEBRUARY 12, 2025

ASSOCIATION NAME:

VILLA TUSCANY HOMEOWNERS ASSOCIATION, INC.

CANDIDATE INFORMATION

CANDIDATE NAME: TOM UTTOR

PALMIRA ADDRESS: 14120 VESTANAS CT.

CITY/STATE: BONITA SPRINGS, FL ZIP: 34135

PHONE: 239-390-1075

EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

BSME - UNIVERSITY OF NOTRE DAME

MBA - MICHIGAN STATE UNIVERSITY

RETIRED EXECUTIVE - FORTY-ONE YEARS WITH
FORTUNE 500 COMPANY

ORGANIZATION AND COMMUNITY INVOLVEMENT, PERSONAL INTERESTS, ETC.

PASS MEMBER OF MANY COMMITTEES AND BOARD
OF DIRECTOR AT THREE GOLF & COUNTRY CLUBS

COMMENTS REGARDING ISSUES FACING THE ASSOCIATION

INTEREST IN DOING MY SHARE FOR THE MEMBERS
OF VILLA TUSCANY

HAVE BEEN INTEREST IN SEEING THE MEMBERS
OF VILLA TUSCANY GET WHAT THEY PAY FOR

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Hand deliver: MAY MGNT SERVICES

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Bonita Springs, FL 34135

Email: fanastasi@maymgt.com

Cynthia Winter
14118 Ventanas Court
Bonita Springs, FL 34135
levingolfers@gmail.com

EDUCATION:

Mount Anthony Union High School, Bennington, VT;
Champlain Business College, Burlington, VT– Associates Degree, Legal Assistant.

SKILLS/ABILITIES:

The last twenty years of my career were devoted to office administration in a law firm in Annapolis, Maryland with a complement of fifty-two attorneys and support staff. My responsibilities included human resources, accounts payable and receivable, payroll, health insurance, 401k contributions, oversight of building and office equipment, and reporting at month end with a CPA. As office administrator, I held staff meetings, interviewed prospective employees and presented critical information to the Managing Partner.

LEADERSHIP:

Villa Tuscany: I served on the Villa Tuscany HOA Board from 2016 to 2022. During those years, I was landscape replacement chair which is particular to Villa Tuscany alone. I was elected President for a two-year period beginning in 2018.

MHOA Board: As President of Villa Tuscany, I served on the master board as Secretary and Landscape Chair. During this time, the RCC was undergoing its renovation. I served on the committee for interior design and provided regular updates on the progress of the project to the community at large.

The Golf Club at Palmira: I have served on the Golf Committee for six consecutive years under Chairpersons Ted James for one year, Tom Terry for two years, and Suzanne Brett for three years.

Palmira Women's' Golf Association: I have been active on the board of PWGA as a Tournament Chair, Inter Club Captain, Vice President, and President. I will serve as past president until spring, 2025.

Why I would like to serve on the Board: Palmira has been my home since 2004. I want to contribute in not only preserving what we have built, but to also preserve the landscape budget item.

What personal strengths, skills and talents would I bring to the Board? Having held the office of president on both your HOA Board and the Palmira Women's Golf Association, I have demonstrated the ability to form a cohesive group, to be a good listener and to be accepting of compromise/consensus. I also have twenty years' worth of institutional knowledge as a member of the club and this community.