



**Victoria Palms of Dunedin Condominium Association, Inc.  
c/o Ameri-Tech Community Management Partners, LLC  
24701 US Highway 19N, Suite 102  
Clearwater, FL 33763**

February 23, 2026

Re: Second Notice of Annual Membership Meeting & Election of Directors

To All Members:

The 2026 Annual Membership Meeting of the Association will be held for the purpose of electing Directors and such business as may be lawfully conducted.

Fifty percent plus one of all Association Members entitled to vote (a "quorum") must be present, in person or by proxy at the meeting in order for the business to be conducted excluding the election. No quorum is needed for the election BUT at least twenty percent (20%) of the members must submit ballots to conduct a valid election. Your proxy or attendance at the meeting is important as is a submitted ballot to ensure your participation is counted.

Enclosed in this packet is a ballot for the election of Directors as well as any information sheet submitted by the candidates who are responsible for the contents of those information sheets.

There is a new statutory email procedure for condominiums that allows casting your ballot for the election of the Board. Section 718.128 *Florida Statutes* now permits Association Members to cast their ballot for the election of directors by email. The Association has designated the following email address for the receipt of those electronically transmitted ballots:  
**ballots@victoriapalmsofdunedin.com**. No other email can be used.

If you choose to submit your ballot by email instead of mailing it in by US Mail, please know you have waived the secrecy of your ballot. You must complete **all information at the top of the emailed ballot along with your vote for no more than five candidates as identified on the ballot for your ballot to count**. The electronic ballot must be sent to the email address above no later than the scheduled day and time of the meeting, which is Wednesday, March 25, 2026 at 6:00 p.m.

If you have any questions regarding this procedure, please contact me at 727-726-8000 X 306.

Sincerely,

Ellyse Vosselmann, LCAM  
Community Association Manager

cc: Board of Directors

# VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.

## SECOND NOTICE OF ANNUAL MEETING AND ELECTION OF DIRECTORS

February 23, 2026

To: All VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC. Members,

The ANNUAL MEETING of VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME, and LOCATION:

- DATE / TIME: WEDNESDAY, MARCH 25, 2026 AT 6:00 P.M.
- LOCATION: THE CLUBHOUSE

And also, by ZOOM at:

<https://us02web.zoom.us/j/92644803788?pwd=6UIOc5Pe96ZbtUusPratmOdibMJZmP.1>

Meeting ID: 926 4480 3788; Passcode: 912057

Enclosed with this notice is the Agenda for the Annual Meeting, and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of an election and voting for directors, as well as conducting such other business as may lawfully be conducted.

This year nine (9) homeowners have submitted their intents to be considered as members for the Board of Directors. There are currently five (5) positions open on the Board of Directors. Enclosed are directions for casting your "ballot for five (5) of the candidates which you feel will best serve the Association. Now you can email your Ballot to [ballots@victoriapalmsofdunedin.com](mailto:ballots@victoriapalmsofdunedin.com). Please be sure to sign the ballot; however, by doing so you are waiving the secrecy of your ballot. Nominations cannot be taken from the floor. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers.

### Agenda

1. Call to Order
2. Appoint Chairperson to the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election of Directors
7. Candidates Have Read and Agree to Abide by Association Documents
8. Selection of Three (3) non-candidate members to count Ballots
9. Motion to Close Ballot Box
10. Reports of Officers and Committees
11. Unfinished Business
12. New Business
  - a. Open Forum
  - b. Announcement & Seating of New Board
13. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS  
Ellyse Vosselmann, LCAM

**AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC**  
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax  
(Check out our website for the latest updates@www.ameritechcompanies.com)

**VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

**ORGANIZATIONAL MEETING**

**NOTICE** is hereby given that the Board of Directors is holding an Organizational Meeting at the following DATE, TIME, and LOCATION:

- **DATE / TIME: WEDNESDAY, MARCH 25, 2026 AT 6:00 P.M.**
- **LOCATION: THE CLUBHOUSE**

And also, by ZOOM at:

<https://us02web.zoom.us/j/92644803788?pwd=6UIOc5Pe96ZbtUusPratmOdibMJZmP.1>

Meeting ID: 926 4480 3788; Passcode: 912057

**Agenda**

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
  - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary (5) Director
4. Adjournment

**ALL OWNERS ARE WELCOME TO ATTEND**

BY ORDER OF THE BOARD OF DIRECTORS  
Ellyse Vosselmann, LCAM  
Community Association Manager

**PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM**

**VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.**

**PROXY**

The undersigned owner(s) or designated vote of unit/address \_\_\_\_\_ in **VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or (fill in name), \_\_\_\_\_ as my proxyholder to **ATTEND** the Annual Membership Meeting of **VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.** to be held on **Wednesday, March 25, 2026 at 6:00 p.m. at the Clubhouse and also by ZOOM:**

**<https://us02web.zoom.us/j/92644803788?pwd=6UIOc5Pe96ZbtUusPratmOdibMJZmP.1>**  
**Meeting ID: 926 4480 3788; Passcode: 912057**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

**GENERAL POWERS:** Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

\_\_\_\_\_ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

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Signature of Owner or Designated Voter:	Signature of Co-Owner	Date:
_____	_____	_____
Print Name:	Print Name:	Date:
_____	_____	_____

**SUBSTITUTION OF PROXYHOLDER**

The undersigned, appointed as proxyholder above, designates \_\_\_\_\_  
to substitute for me in voting the proxy set forth above. (Print Name)

Dated: \_\_\_\_\_ (Signature of 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.**

## VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event you are not able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers," on the Proxy, you authorize and instruct your proxyholder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to 727-723-1101 or mailing to Ameri-Tech Community Management Partners, LLC, 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope"**. You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting to avoid delays in registration.
5. 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.
6. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting

**The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum**

VICTORIA PALMS OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEMBERS' MEETING  
BALLOT FOR ELECTING DIRECTORS  
WEDNESDAY, MARCH 25, 2026 @ 6:00 PM

IF YOU E-MAIL YOUR COMPLETED BALLOT IN TO THE ASSOCIATION, YOU MUST FILL IN THE BELOW INFORMATION FOR YOUR VOTE TO COUNT.

UNIT # \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ASSOCIATION: \_\_\_\_\_

(I, WE), FIRST AND LAST NAME: \_\_\_\_\_  
(THIS ALSO SERVES AS SIGNATURE)

WAIVE MY RIGHT TO A SECRET BALLOT FOR THIS BOARD ELECTION.

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VOTE FOR NO MORE THAN FIVE (5) CANDIDATES BY PLACING AN "X" IN THE BOX. IF YOU VOTE FOR MORE THAN FIVE (5) CANDIDATES, YOUR BALLOT WILL BE INVALID.

Names are listed in Alphabetical Order (Last Name, First Name):

1.  ANDERSON, DANIEL
  2.  ANDRE, ALEX
  3.  BARR, ELIZABETH
  4.  BRANDT, WENDY
  5.  DAVIDSON, BRUCE
  6.  ELLISTON, JERI
  7.  HENNIE-ROED, CHRIS
  8.  McCULLOUGH, CATHERINE
  9.  SCHWARZ, TAWNEY
- After you have completed marking the ballot, it must be placed in the envelope marked **"BALLOT"**. Please write the name of your association on this envelope.
- Place this **ballot** envelope into the envelope marked **"RETURN BALLOT ENVELOPE"**.
- Please write in your unit information on the outer **"RETURN BALLOT ENVELOPE"** and sign this envelope before mailing.
- **NOTE:** The **"RETURN BALLOT ENVELOPE" MUST BE SIGNED. IF THE "RETURN BALLOT ENVELOPE" IS NOT SIGNED, THE BALLOT IS VOID.**
- If you want to e-mail your Ballot, please send to: [ballots@victoriapalmsofdunedin.com](mailto:ballots@victoriapalmsofdunedin.com) and fill in the information above.

WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, RETURN BY MAIL OR PLEASE ATTEND THE IN-PERSON MEETING WHICH THE MATTER WILL BE VOTED ON.

Hello, my name is Elizabeth Barr, and I have owned a condo in Victoria Palms since 2018. I maintained the property as a rental until moving to Dunedin in 2021. My original intent was for this to always be an income property, but plans changed and I am thrilled to live in this great community. I share this to say; I understand the concerns of someone managing a condo as an investment and as someone who calls Victoria Palms home full-time.

I have seen a lot of changes in our community over the past several years, some from a front-row seat as a member of the Board of Directors for two years previously. I truly believe every one of us, if you are here a few months out of the year, year-round, or as a landlord, wants to see our community continue to improve and our property values to stay strong.

I spent the first 20 years of my career working in higher education, primarily in advancement (fundraising and alumni relations). This work allowed me to work with and lead a variety of volunteer groups to plan multi-million-dollar fundraising campaigns, university-wide events such as Homecoming and Commencement, class reunions, and regional sports events. Devoting many years to bringing diverse groups of individuals together around a common goal taught me the importance of actively listening to others, setting priorities, and most importantly leading with respect.

Today I own two small businesses, and those skills are used every single day. Whether I am serving guests at the Ice Barr or advising someone on a major real estate transaction, I continue to remain focused on the goals that have been set, be present and listen when meeting with people, and lead with respect.

And now, those same principles have led me to the decision to be considered to serve on our Board of Directors for another term. If elected, I promise that decisions I make will be with the shared goals of our community in mind, I will actively listen to members of our community, and I will show (and ask for) respect in everything we do.

Thank you for your time and your consideration.

Elizabeth Barr

## **Wendy Brandt – Candidate for Victoria Palms Board of Directors**

Hello neighbors,

My name is Wendy Brandt, and I'm proud to call Victoria Palms home since 2019. For the past four years, I've had the privilege of serving on our Board of Directors as Vice President, and it has truly been an honor to work on behalf of this community.

Victoria Palms is a very special place. Its unique location here in Dunedin, combined with the character of our neighborhood and the people who live here, makes it unlike anywhere else. I don't take that for granted—I chose to live here because of it, and I care deeply about protecting and enhancing what makes our community so desirable.

With an MBA in International Business and a long career in real estate and new home construction since 1997, I bring both experience and resources to the Board. I understand how thoughtful planning, proper maintenance, and smart financial decisions directly impact property values and the long-term health of a community.

I believe in listening first, and making decisions that are fair, level-headed, and in the best interest of all residents—not personal agendas. I take the financial and fiduciary responsibility of this role seriously, and I am committed to continuing to maintain and improve our community while keeping our fees as manageable as possible.

Over the past four years, the Board has navigated challenges and made important progress. I would be honored to continue that work—building on what we've accomplished and helping move Victoria Palms forward in a thoughtful and responsible way.

I love this community and feel grateful to be part of it. I respectfully ask for your support and your vote so I can continue serving Victoria Palms and all of our neighbors.

Thank you for your time and consideration.

Warmly,  
**Wendy Brandt**

Victoria Palms Board of Directors Candidate Information Sheet: Bruce Davidson, Owner of Unit 602

I have been on the Board of Directors for just under one year, having been elected by the Board after a previous member moved from the community. My Condo Board experience includes 5 years as President of an Association in coastal North Carolina, as well as currently serving as Treasurer of our Condo Association in Portsmouth, New Hampshire, where my wife Becky and I live when we are not in Dunedin. I am currently leading the Condo Documents Project for Victoria Palms- our effort to bring the governing documents for our Association up to date, removing conflicting provisions, and better reflect the current views of the community of owners. As to my career credentials, after graduating from Dartmouth College I spent several decades working in corporate high tech with Hewlett-Packard, in a variety of sales leadership roles, including serving as US Director of Software Sales, and Global Head of Learning and Development for the Printer Division. I continue to do part time executive coaching and consulting in the tech world, as Managing Director of the consulting firm 450 Market Group. My consulting focuses on helping leaders over-achieve their business objectives, employ emotional intelligence, and build collaborative, high performance teams.

My “platform” is a very simple and straightforward one: I believe the Board, and the full Association, should strive to always work in the most collaborative way to preserve and improve the physical assets of our community, focus on fiscal responsibility- balancing improvements with a goal of keeping costs as reasonable as possible- and work together for a true sense of community for all owners.

I believe Victoria Palms has seen a lot of turmoil and angst in recent years: a problematic and dishonest management company, neglect of the physical assets of the community, an acrimonious lawsuit with a management firm, and more. My objective is to put all of that in the rearview mirror and focus on building a better community together. This is not to say there won't be conflicts and differences of opinion—there will always be in any community. But I strongly believe they should be handled with openness, transparency and a spirit of neighborly collaboration. And the Board should set an ethical example for this, not reflect the lowest bar the law allows.

Thank you for your consideration of my candidacy.

Hi! My name is Jeri Elliston and I am running for the Board of Directors for Victoria Palms.

My husband, Brian, and I have owned a condo here since 2016. We were snowbirds for five years and then moved here permanently in the fall of 2021. This is our home now and we care deeply about this community.

I have been on the Board for 4 years, and we have been successful with completing some major improvements.

- Repainted all of the buildings (had not been done in 20 years)
- Fixed the irrigation system
- Removed two large oak trees that hung over the pool
- Repaired several issues with the pool
- Added the golf cart parking area
- Cleaned out the ditch along the east side of the property and ensured it will be maintained three times a year
- Replaced the faulty roof on building 3 and ensured all AC units are up to code
- Repaired the lounge chairs for the pool deck
- Power washed and painted the fence around the perimeter of the community

We live in a great community, with friendly and caring people. People that volunteer their services to give an extra hand when needed and jump in to help each other (I witnessed a lot of that after the hurricanes last year). People that get together for games, celebrations, and cook-outs. This is the community that I want to continue to help and continue to improve.

I would really appreciate your vote at the election in March.

I, Chris Hennie-Roed, am seeking a second term as a board member of the Victoria Palms Condo Owners Association, bringing a continued commitment to financial responsibility, transparency, and long-term planning.

During my first term, I have focused on strengthening the Association's financial position while being mindful of the impact on homeowners. Through careful budgeting, cost management, and a detailed review of vendor contracts and operating expenses, the Association has been able to meet its financial obligations and maintain property standards while limiting overall increases in monthly dues to 5% over my 2-year term after a 28% increase the year before.

I believe that strong communities are built on both fiscal stability and clear communication. I have worked to ensure that financial reports are clear, reserves are properly funded, decisions are made with both current needs and future sustainability in mind, as well as questioning the status quo to find the most financially responsible way to achieve the needs of the community.

With a background in construction, real estate and management, I bring practical experience and a steady, detail-oriented approach to the Treasurer role. If re-elected, I will continue working to control costs, plan responsibly for long-term expenses, and protect the financial health of the Association for all residents.

## Why I'm Running for the HOA Board — Catherine McCullough

I'm Catherine McCullough (Cathy) married to Joseph McCullough (Joe) we live in unit 523. I am , Tampa General Hospital oncology nurse and proud Victoria Palms resident since 2025. I moved to Dunedin from a suburb of Philadelphia, where I was born and raised. I value the welcoming, walkable lifestyle Dunedin affords. I feel a strong sense of community within Victoria Palms and, together, we can keep our special place warm, inclusive, well-maintained, and fiscally responsible. I bring calm, organized problem-solving and clear communication—skills I use every day as a nurse I'll prioritize transparency, timely maintenance, safety, and collaborative decision-making so every voice is heard and every dollar is well spent.

Thank you,

A handwritten signature in black ink, appearing to read 'Cathy McCullough', with a long, sweeping horizontal line extending to the right.

Cathy McCullough

Hi Neighbors - I'm Tawney Schwarz, and I've lived in Victoria Palms for a little over 2 years now. I truly love our quaint community at Victoria Palms. I'd like to offer my skills and experience to the Board in order to support VPC's continued growth and stability.

My goal in serving on the Board is to ensure that all homeowners have an equal and respected voice and to promote financial responsibility, transparency, and careful management of community resources. I hope to be a collaborative member working to enhance resident enjoyment and increase long-term property value.

I will bring a balanced, practical approach to prioritizing must-have needs, identifying value-add improvements, and supporting accountability among vendors, management, homeowners, and the Board.

### About Me

#### **Education**

- 2 Engineering degrees (BME/BE)
- Master's degree in business (MBA)

#### **Work Experience**

- Business Owner - Medical Device/Biotechnology Consulting firm
- Licensed Real Estate Broker – Owner of firm in North Carolina (not licensed in Florida)
- Manage and perform residential renovations; over 20 homes completed on budget.

#### **Skills Valuable to the Board**

- Research Expertise (finding more than one solution to any issue)
- Vendor Vetting (reliability and trustworthiness)
- Due diligence in both Quote requests and Contract reviews (apples-to-apples comparison)
- Understanding regulations, laws, and statutes
- Willingness to learn and research the application of new regulations
- Practical knowledge of construction
- Practical, common-sense financial oversight
- Strong negotiation abilities
- Collaborative decision-making approach