

**AFFIDAVIT OF MAILING OR HAND DELIVERING  
OF NOTICE TO UNIT OWNERS**

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

BEFORE ME, personally appeared **ALEXIS SESTO, LCAM** and **MARKUS DAVIS**, who after being duly sworn, deposes and says that the **2ND NOTICE** of Annual Meeting of **MISSION HILLS CONDOMINIUM ASSOCIATION, INC.** to be held **TUESDAY, MARCH 3, 2026, AT 6:00 PM** at **MISSION HILLS CLUBHOUSE, 1401 MISSION HILLS BLVD., CLEARWATER, FL 33759**, were mailed and/or hand delivered in accordance with applicable law. The Notices were mailed and/or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association. (Copy Attached)

**MISSION HILLS CONDOMINIUM ASSOCIATION, INC.**

BY: Alexis Sesto  
**ALEXIS SESTO, Community Manager**

BY: Markus Davis  
**MARKUS DAVIS, Administrative Assistant**

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

Sworn to and subscribed before me this 30<sup>th</sup> day of January, 2026  
By **ALEXIS SESTO**, as Community Manager, and **MARKUS DAVIS**, as Administrative  
Assistant of **MISSION HILLS CONDOMINIUM ASSOCIATION, INC.** a Florida not-for-profit  
corporation.

Personally Known Y or

Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



**NOTARY PUBLIC – STATE OF FLORIDA**

Sign Julie Lovetere

Print Julie Lovetere

**MISSION HILLS CONDOMINIUM ASSOCIATION, INC.  
SECOND NOTICE OF ANNUAL MEETING  
AND ELECTION OF DIRECTORS AND AMENDMENT MEETING**

To All MISSION HILLS CONDOMINIUM ASSOCIATION, INC. Members,

The ANNUAL MEETING of MISSION HILLS CONDOMINIUM ASSOCIATION, INC., will be held at the following DATE, TIME, and LOCATION:

- DATE / TIME: **TUESDAY, MARCH 3, 2026 AT 6:00 PM**
- LOCATION: **MISSION HILLS CLUBHOUSE,  
1401 MISSION HILLS BLVD.  
CLEARWATER, FL 33759**

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 selecting the Directors and conducting such other business as may lawfully be conducted.

THE NUMBER OF CANDIDATES RUNNING FOR THE BOARD OF DIRECTORS DOES NOT EXCEED THE CURRENT VACANCIES EXISTING ON THE BOARD; THEREFORE, THE NAMES LISTED ON THIS FORM, BY PROCLAMATION, WILL BE MISSION HILLS CONDOMINIUM ASSOCIATION, INC. 2026 BOARD OF DIRECTORS. NOMINATIONS CANNOT BE TAKEN FROM THE FLOOR.

Immediately following the Annual Meeting, the Board will meet briefly to elect Officers.

Agenda items are as follows:

**Annual Meeting 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. Approve Minutes of Last Members' Meeting
6. Candidates have read and agree to abide by Association Documents
7. Reports of Officers and Committees
8. Election - By Proclamation
9. New Business
  - a. Open Forum
  - b. Seating of the new Board
10. **Adjournment**

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

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**

**BY ORDER OF THE BOARD OF DIRECTORS  
ALEXIS SESTO, LCAM**