



Association
Management

Date: October 16, 2025

Re: Change of location for HOA budget/annual meeting

Dear owner,

We at Folio AM sincerely apologize for the change in location for the upcoming budget/annual meeting. Due to a scheduling conflict, the physical venue for in-person attendance has been changed. The new location is the Flagler County Public Library, located at:

2500 Palm Coast Parkway, N.W.
Palm Coast, FL 32137

Please remember that this is an HOA-only meeting. The Board of Directors is not permitted to discuss any matters related to the CDD. The agenda will remain unchanged. The information for attending virtually will remain the same as provided in the initial notice.

Colbert Landings Residential Community Association, Inc.

Annual and Budget Meeting

Notice of Meeting: A budget meeting for Colbert Landings Residential Community Association, Inc. will meet on the date, time and location listed below for the purpose of the adoption of the Operating Budget for the calendar fiscal year of 2026. Owner assessment fees/dues and possible changes and modifications thereto will be considered and adopted at this meeting. There will be an opportunity on the Agenda for Members to participate by briefly stating their suggestions/views on the Proposed 2026 Budget. A copy of the proposed budget is available for your review online at homeriverconnect.com

Date: October 30, 2025

Time: 3:00 PM

Place: 2500 Palm Coast Parkway, N.W., Palm Coast, FL 32137

Virtual: Microsoft Teams

Meeting ID: 238 434 450 280 3

Passcode: cL9LN9Bd

Budget Meeting **Agenda**

- Call to Order
- Verify Quorum
- Proof of Notice
- New Business
 - Adoption of the 2026 Operating Budget
- Open Forum
- Adjournment

Annual Meeting **Agenda**

Date: October 30, 2025

Time: Immediately following the Budget Meeting

Place: Same as Budget Meeting

Meeting ID: 238 434 450 280 3

Password: cL9LN9Bd

- Call to Order
- Verify Quorum
- Proof of Notice
- New Business
- Open Forum
- Adjournment