



# C&S COMMUNITY MANAGEMENT SERVICES, INC., AAMC

*Your Community. Our Passion.*

Offices: Bradenton, Sarasota, St. Petersburg, Venice

Reply to: Sarasota Office  
4672 Fruitville Road  
Sarasota, FL 34232  
(941) 377-3549

January 10, 2018

Dear Members of Heritage Pines Condominium,

Please take note that the Annual Members' Meeting of Heritage Pines Condominium Association, Inc. will be held on Wednesday, January 24, 2018 at The Holiday Inn Express located at 4450 47<sup>th</sup> St. W., Bradenton FL 34210. Sign-in for the meeting will begin at 5:30 p.m. with the meeting beginning at 6:00 p.m.

One of the most important responsibilities you have as a Unit Owner and Member of the Association is to use your voting powers to ensure that your investment is properly governed. In order for the Meeting to commence, we need 25% of the membership (32 Members) to either attend in person or by proxy. If you are not able to attend the meeting, please fill out the enclosed proxy and return it in the self-addressed return envelope. **Please DO NOT place your proxy in the envelopes provided for voting for the candidates to serve on the Board of Directors.**

At the Annual Meeting you are being asked to participate in the following:

#### **Election of Board of Directors:**

For the coming year, all five (5) seats are open for election. As there are six (6) candidates on the ballot, an election will be held. To hold the election, twenty (20) percent of the membership (26 Members) must either attend the meeting in person or submit their proxy to obtain the required quorum. The three candidates with the highest number of votes will serve a two-year term. The remaining elected two candidates will serve a one-year term.

A ballot with the names of the declared candidates is provided with this mailing. **Please be very careful when filling out your ballot and placing it in the envelopes provided. Your ballot for the election should be placed into the smaller red and white envelope with the word "BALLOT" on it and then sealed. This envelope should be placed in the larger red and white envelope that asks for your name, address and signature. This envelope should contain only your ballot and nothing else. Place the this larger red and white envelope in the postage paid return envelope provided, to C&S. These instructions must be followed exactly as written for the ballot to be valid. Only one ballot is allowed to be cast per unit. Should you have any questions, please feel free to call Andrea Rogers, Association Manager at 941-377-3419, Extension 114.**

#### **Cross-Utilization of Reserves:**

In your proxy/ballot, you will find that the Board asks for your vote to cross-utilize reserve funds for fiscal year 2018. At times, this helps the Association cover costs that may exceed capital improvement expenditures within your Reserves, by allowing funds to be used from one reserve line item for another reserve item if necessary. The Association has approved cross-utilization for several years, and highly recommends that your vote reaffirms your commitment to cross-utilization.

Lastly, enclosed is a Voting Certificate. If a unit is owned by more than one person, this form must be completed to show who has been chosen as the person who has the power to vote on matters pertaining to the

community. This is especially important when a unit is held in trust or owned by a corporation. There can only be one appointed voter for any given unit.

All in all, your participation in this meeting is vitally important to the Association. Without your proxy or presence at the meeting, no business can be conducted. The limited proxy and ballot may be submitted by mail to the above address, scanned and emailed to me at [arogers@cscmsi.com](mailto:arogers@cscmsi.com), or faxed to 941-377-6218. Please vote and return your proxy and ballot no later than the end of business day, Tuesday, January 23, 2018 at 5:00 p.m. If you have any questions, please feel free to call me at 941-377-3419, ext. 114.

For the Association,

*Andrea Rogers*

Andrea Rogers, CAM  
Association Manager  
[arogers@cscmsi.com](mailto:arogers@cscmsi.com)

# **Heritage Pines Condominium, Inc.**

**c/o C & S Community Management Services, Inc,**

**4301 32<sup>nd</sup> Street W, Ste. A-20**

**Bradenton, FL 34205**

**941-377-3419 ext. 114**

**Annual Members' Meeting Notice**

**Holiday Inn Express**

**4450 47<sup>th</sup> St. W.**

**Bradenton FL 34210**

**Wednesday, January 24, 2018**

**6:00 p.m.**

President to call meeting to order and, without objection, will serve as chairman of the meeting.

The Secretary will announce that all members have been notified by mail and Notice was properly posted on the grounds in advance of the meeting.

The Secretary will take roll to determine if a quorum is present (**32 units must be represented in person or by proxy for a quorum**)

A motion is to be made to approve the minutes of the last Members' Meeting.

**New Business:**

Announcement of Board election results

Motion to be made to approve cross-utilizing reserves for 2018

Member comments

Motion to be made to adjourn meeting

*Board of Directors' Organizational Meeting to Elect Officers immediately following Annual Meeting*

**Board of Directors**

**Organizational Meeting**

**Holiday Inn Express**

**Wednesday, January 24, 2018**

**Immediately Following Annual Meeting**

Association Manager to call the meeting to order.

**New Business:**

A. Election of Officers

Motion to be made to adjourn meeting.

December 7, 2017

Mary Ann Brockman

E-Mail: ma1636brockman@gmail.com

507 59th street

Holmes Beach, Florida 34217

Heritage Pines Condominium Association

C&S Management Services, Inc.

I have served on the Board as your Secretary and Assistant Treasurer for the past two years. I would like to continue to be of service and stay on the Board and appreciate your vote and support.

Being a longtime owner I feel it is important to take a proactive approach and be involved.

#### BACKGROUND

Had a Family Owned Motel and ran the total operation for 9 years.

Became a Condo Manager and worked at that for 12 years.

Then became the President/CEO of the Anna Maria Chamber of commerce where I served for 21 years until I retired.

Thank You



Mary Ann Brockman

December 7, 2017

Robert T. Hinds

E-Mail rthinds007@hotmail.com

P.O.Box 32

cell: 941-545-7453

Anna Maria, Florida 34216

Long time owner

Heritage Pines Condo Association

Candidate for the Board

I have served as the President on the Board for the past two Years. Would like to continue to work toward getting our Association financially secure. I have a mission statement to use my accounting and construction background to reduce expenses and will continue to work tirelessly toward doing so.

I have successfully completed the "Board Member Certification" course recommended by the state.

I would like the opportunity to continue to serve and appreciate your vote and support.

#### EDUCATION/EXPERIENCE

Miami University-Oxford Ohio-Business Administration and Accounting

Served USMC in Vietnam

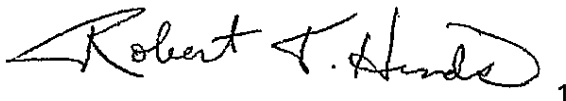
Worked as a Manager of a financial Institution HFC for several Years.

Past Chairman of the Anna Maria Island Chamber of Commerce.

Formed and Operated a large Construction and Maintenance Company being licenced in several states until retirement. Now semi- Retired.

I am a permanent Florida resident and available for 24/7 for any management emergency.

Thank You



Robert T. Hinds

# Mickey McMahon

December 7, 2017



7136 67<sup>th</sup> Ter. E Bradenton FL 34203

(941) 704-1484

[ReMaxAgentMickey@Gmail.com](mailto:ReMaxAgentMickey@Gmail.com) [www.SucceedWithMickey.com](http://www.SucceedWithMickey.com)

[www.Facebook.com/SarasotaRemaxAgent](https://www.Facebook.com/SarasotaRemaxAgent)

## OBJECTIVE

To be considered for candidate for the Board of Directors at Heritage Pines Condominium Association, Inc.

## EDUCATION

University of Wilmington

BBA in Business Management

Licensed Realtor/Broker State of Florida & Virginia

GRI, CRS, E-Pro, CCIM Candidate Designations

## EXPERIENCE

Realtor | Re/Max Platinum Realty

Lakewood Ranch Florida

March 2013 - Present

COO | Jefferson International

Doha Qatar

February 2009 - February 2013

Associate Broker | Coldwell Banker

Stafford VA

June 2005 - February 2009

Associate Broker | Century 21

Fredericksburg VA

May 2000 - June 2005

## SKILLS & ABILITIES

- Licensed Realtor specializing in investment properties
- Property Manager since June 2013 representing (3) companies
- Experienced as project manager for large and small construction projects

## LEADERSHIP

I am a Vietnam Veteran having served in the USAF and have had a career as a Commercial Pilot and Chief Operations Officer.

## REFERENCES

Bryan Brezic, Ray Joseph Enterprises (727) 557-8727

Juan Torruella, JET Enterprises (917) 331-8386

Peter Gilloon, Gilloon Properties (941) 526-9748