

RIVERS EDGE OF VOLUSIA COUNTY HOMEOWNERS ASSOCIATION, INC.

c/o CAM Pros of Florida, LLC
1648 Taylor Road #115
Port Orange, FL 32128

July 27, 2026

Dear Owners:

The Board of Directors of Rivers Edge of Volusia County Homeowners Association, Inc. ("Association") is pleased to announce that **control of the Association will be turned over to the members of the Association** other than the original developer pursuant to Florida Statute §720.307.

Florida law provides that the owners other than the developer shall be entitled to elect not less than a majority of the Members of the Board of Directors. The governing documents provide for a Board of not less than three (3), nor more than five (5), members to serve for initial staggered terms of either one (1) or two (2) years and, thereafter, staggered terms of two (2) years. When Bylaws of a community association do not provide a fixed number of Directors to serve on the Board, applicable law and arbitration decisions state that the size of the Board defaults to five (5) members. Therefore, the owners other than the developer will elect five (5) Directors at the turnover meeting to be held at **the New Smyrna Beach Regional Library located at 1001 South Dixie Freeway, New Smyrna Beach, Florida, at 5:30 p.m. on Monday, August 24, 2026.** The two (2) elected candidates receiving the lowest number of votes will serve for a term of one (1) year, and the three (3) elected candidates receiving the highest number of votes will serve for a term of two (2) years. At each annual meeting thereafter, each director will be elected for a term of two (2) years.

In order to call the turnover meeting to order, we must have a quorum present. According to the Association's Bylaws, the owners of ten (10%) percent of all homes must attend the meeting in order for a quorum to be achieved. Currently, one hundred and two (102) homes have been sold; therefore, ten (10%) percent of those homes – rounding up – equals eleven (11) owners.) Please note that if more than a single individual owns a home, the presence of more than one (1) owner does not count towards quorum.

At the time of the turnover meeting, Florida's Homeowners Association Act (Fla. Stat. Chapter 720) requires all directors to be elected. Nominations will be taken from the floor at the time of the turnover meeting so that **five (5) new directors will be elected** by you, the owners, in attendance at the turnover meeting. If you wish to become a candidate for service on the Board, you will have a period of up to three (3) minutes to speak to the owners present at the meeting, and to talk about your qualifications, experience, and reasons why you wish to serve on the Board. You may also provide the owners with a copy of a candidate information sheet, resume, curriculum vitae, or other single-page document conveying information about yourself.

If more than five (5) members of the Association express an interest in serving on the Board of Directors, an election will be held. Based on the results of the election, the three (3) highest vote-getters will each be elected for an initial term of two (2) years, and the two (2) next-highest vote-getters will each be elected for an initial term of one (1) year.

Conversely, if five (5) or less members of the Association wish to serve on the Board, no election will be necessary, and those Directors will be seated automatically. The Directors will then decide amongst themselves which two (2) individuals will serve an initial term of one (1) year, and which three (3) individuals will serve an initial term of two (2) years.

Please note that at the time of turnover of control of the Association, the current members of the Board of Directors will resign, and the developer will no longer be in charge of, or have control over, any operations of the Association. Instead, the newly-elected Board of Directors will be responsible to retain existing vendors or select new ones (including a management company), collect assessments and arrange for payment of invoices, establish committees, conduct meetings of the Board (and the members, when appropriate), adopt a budget for 2027, etc. In short, there will be a complete transition of control effective as of August 24, 2026, and as of that date, the developer will have no further responsibility for the day-to-day affairs of the Rivers Edge community.

In anticipation of the upcoming transition, the Association has established a website: <https://riversedgeofvolusia.com>

To access the site, please use the password for owners:

RiversEdge2026

This website has answers to many of your questions and this will be a valuable tool as control of the Association is transferred to the owners.

The participation of all homeowners in service to the Association is both welcome and encouraged. The Association – the governing body of Rivers Edge – is a most important part of ownership and has been organized for the benefit of all owners. This meeting is your opportunity to vote for, and participate in the election of, those people who will be your “voice in government” and, therefore, your attendance is most important. We look forward to seeing you there.

Sincerely,

**The Board of Directors
Rivers Edge of Volusia County
Homeowners Association, Inc.**

**NOTICE OF TURNOVER MEETING FOR THE MEMBERS OF
RIVERS EDGE OF VOLUSIA COUNTY
HOMEOWNERS ASSOCIATION, INC.**

***TO: ALL MEMBERS OF RIVERS EDGE OF VOLUSIA COUNTY
HOMEOWNERS ASSOCIATION, INC.***

NOTICE IS HEREBY GIVEN, pursuant to Florida Statutes and the Bylaws of RIVERS EDGE OF VOLUSIA COUNTY HOMEOWNERS ASSOCIATION, INC. (the “Association”), that for the Members of the Association, a meeting of the Association will be held at **the New Smyrna Beach Regional Library located at 1001 South Dixie Freeway, New Smyrna Beach, Florida, at 5:30 p.m. on Monday, August 24, 2026.** The purpose of the meeting, amongst other matters which may properly be brought, are (1) turning over control of the Association to the members other than the developer, (2) electing five (5) members to the Board of Directors of the Association, and (3) to conduct such other business which may properly be brought at a turnover meeting. **Registration will begin at 5:00 p.m. Please plan to arrive no earlier than 5:00 p.m., as we will not have access to the meeting room until that time.**

The agenda for the meeting is as follows:

- (i) Call to Order
- (ii) Proof of Notice of Meeting
- (iii) Establishment of Quorum
- (iv) Developer Comments
- (v) Appointment of Meeting Chairman
- (vi) Resignation of Board
- (vii) Nomination of Candidates for the Board of Directors
- (viii) Candidate Speeches
- (ix) Election of Board of Directors
- (x) Turnover of Records
- (xi) Adjournment

An organizational meeting of the newly-seated Board will occur immediately following adjournment of the turnover meeting.

The undersigned hereby certifies that this notice shall be mailed by depositing same in the United States Post Office or in a letter box in a post-paid, sealed envelope by Regular Mail to each member of the Association at their addresses as they appear on the books of the Association.

Dated: July 27, 2026

**Rivers Edge of Volusia County
Homeowners Association, Inc.**

By: Laura H. Simonette, LCAM
For the Board of Directors