OCEAN GALLERY VISTAS CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-for-Profit

To All Owners of Record of Ocean Gallery Vistas Condominiums, Inc.

# SPECIAL ASSESSMENT NOTICE

At a duly noticed meeting, the Ocean Gallery Vistas Condominium Board of Directors passed the following resolution:

**RESOLUTION:** NOTICE IS HEREBY GIVEN that the Ocean Gallery Vistas Condominium Board of Directors has adopted a special assessment to be used to replenish the non-SIRS Reserve accounts following this year's modernization of the four Vistas elevators.

The Special Assessment levied for each owner is **$1000.00** per unit and will be due in two equal installments of $500.00 due December 1st and March 1st, 2027. After 30 days past the due date, the Special Assessment installment is subject to the collection policy as set forth in the governing documents, and a late fee will be applied accordingly.

DONE AND ORDERED by the Ocean Gallery Vistas Condominium Board of Directors on October 22nd, 2026.

If you are already enrolled in the ACH program for your monthly maintenance fees, the Special Assessment will be debited on or about 12/5/2026 and 3/5/2027 for your convenience.

THE OCEAN GALLERY VISTAS
CONDOMINIUM ASSOCIATION, INC.

By: William Loughead
William Loughead, President

the Ocean Gallery

4600 Highway A1A South | St. Augustine, Florida 32080 • (904) 471-6655

## Resolution of

## Vistas Condominium Association, Inc.

**WHEREAS,** The Ocean Gallery Vistas Condominium Association, Inc. is a Florida Corporation duly organized and existing under the laws of the State of Florida.

**WHEREAS,** the Board of Directors desires that the Corporation shall act in full accordance with the rulings and regulations of the Declaration of Condominium Ownership of Ocean Gallery Vistas Condominium Association, Inc.

**NOW, THEREFORE,** the Board of Directors hereby adopts the following resolution by and on behalf of Vistas Condominium Association, Inc.

**RESOLVED,** that the owners of record will be charged **$180,000.00 ($ 1,000.00 per unit)** to replenish the Association's non-SIRS Reserve accounts following this year's modernization of the Vistas elevators. The amount will be due in two equal installments of $500.00, due December 1, 2026, and March 1, 2027. There is no penalty for early payments. Payments submitted more than 30 days after the due date will be charged a late fee.

This resolution is hereby adopted and made part of the minutes of The Ocean Gallery Vistas Condominium Association Board of Directors meeting held on October 22nd, 2026.

**BY:**

William E. Loughead

William E. Loughead, Vistas Board President

**WITNESSED:**

Sherri Johnson

Sherri Johnson, General Manager

the Ocean Gallery

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