

TUCKAWAY CREEK CONDOMINIUMS

OFFICIAL ANNOUNCEMENT

January 19, 2026

Dear Tuckaway Creek Homeowner:

The Annual meeting of the Tuckaway Creek Condominium Association has been scheduled for Monday, January 19th, 2026 at 6:30 p.m. . The meeting will be held at Franklin Public Library, 9151 W Loomis Rd. Fadrow Room A.

Your attendance at this meeting is the only way to assure your continued satisfaction with the operation of the Association. In the event you cannot attend, please give your proxy to one of the Board members or another unit owner who will be in attendance so that your opinion s can be registered.

We look forward to seeing you there! Please bring this packet with you there will be no extra copies at the meeting.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Cameron".

David Cameron.
Managing Agent For
Tuckaway Creek Condominiums

Enclosures

TUCKAWAY CREEK CONDOMINIUM

AGENDA

January 19, 2026

1. CALL TO ORDER/WELCOME
2. INTRODUCTION OF ALL OWNERS
3. REVIEW/APPROVAL OF 2025 ANNUAL MEETING MINUTES
4. PRESIDENTS REPORT AND REVIEW OF BUDGET
 - Tree Work
 - Beautification efforts
 - Buckthorn clean up
 - Pavers, curbs, walkway
5. OLD BUSINESS
 - Building Walk Around Items (Dave)
 - Special Assessment (Dave)
 - Committee Assignment (Dawn)
6. NEW BUSINESS
7. ELECTIONS
 - Introduction of Candidates
8. ADJOURNMENT

TUCKAWAY CREEK CONDOMINIUMS

January 19, 2026

Nomination Slate

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<u>BOARD OF DIRECTORS RETAINED</u>		<u>YEAR(S)</u>
1. SANDY GIULIANI	7550 TUCKAWAY CREEK DR.	2
2. ANNA BECK	7401 TUCKAWAY CREEK DR.	1
3. DAWN WANTUCH	7423 TUCKAWAY CREEK DR.	1
4. JEFF SLAWSON	7535 TUCKAWAY CREEK DR	1
5. RICK WITZ	7542 TUCKAWAY CREEK DR	2

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NOMINATIONS – TWO WILL BE ELECTED (3 YEAR TERMS)

1. TOM WESLEY
7420 Tuckaway Creek Dr
2. KATHY RICE
7548 Tuckaway Creek Dr
3. _____

NOMINATIONS WILL BE ACCEPTED FROM THE FLOOR!

PROXY STATEMENT
2026
TUCKAWAY CREEK CONDOMINIUMS

NAME _____

ADDRESS _____

I HEREBY APPOINT _____ TO EXERCISE MY
VOTE, IN MY ABSENCE, AT THE TUCKAWAY CREEK CONDOMINIUM
ASSOCIATION ANNUAL MEETING ON **JANUARY 19, 2026** ON ALL MATTERS
REQUIRING A HOMEOWNER VOTE.

SIGNED _____

DATE _____

BOARD MEMBERS

ANNA BECK	7401 TUCKAWAY CREEK DRIVE
TIM DAY	7508 TUCKAWAY CREEK DRIVE
TOM WESLEY	7420 TUCKAWAY CREEK DRIVE
RICK WITZ	7542 TUCKAWAY CREEK DRIVE
DAWN WAUTUCH	7423 TUCKAWAY CREEK DRIVE
SANDY GIULIANI	7550 TUCKAWAY CREEK DRIVE
JEFF SLAWSON	7535 TUCKAWAY CREEK DRIVE

Once you complete the proxy, you may:

1. Give to a board member
2. Give to another owner attending the meeting

TUCKAWAY CREEK
OPERATING BUDGET

		2025	2025	2025	2026	2026	2026
		Per Year	Per Month	Per Unit	Per Year	Per Month	Per Unit
INCOME							
101	Current Fees	127,200.00	10,600.00	265.00	134,400.00	11,200.00	280.00
102	Advanced Maint Fees						
103	Delinquent Fees						
104	Late Fees						
105	Other						
TOTAL INCOME		<u>127,200.00</u>	<u>10,600.00</u>	<u>265.00</u>	<u>134,400.00</u>	<u>11,200.00</u>	<u>280.00</u>
DISBURSEMENTS							
Utilities							
201	Electric	2,448.00	204.00	5.10	2,592.00	216.00	5.40
202	Gas	1,444.80	120.40	3.01	902.40	75.20	1.88
203	Pool Phone	528.00	44.00	1.10	528.00	44.00	1.10
TOTAL UTILITIES		<u>4,420.80</u>	<u>368.40</u>	<u>9.21</u>	<u>4,022.40</u>	<u>335.20</u>	<u>8.38</u>
MAINTENANCE GENERAL							
301	Emergency Snow	840.00	70.00	1.75			
302	Snow/Grounds	41,352.00	3,446.00	86.15	40,502.40	3,375.20	84.38
303	Trees	1,032.00	86.00	2.15	360.00	30.00	0.75
304	Beauty	240.00	20.00	0.50	960.00	80.00	2.00
305	Pool Maintenance	11,251.20	937.60	23.44	10,502.40	875.20	21.88
306	Supplies	451.20	37.60	0.94	451.20	37.60	0.94
TOTAL MAINTENANCE GENERAL		<u>55,166.40</u>	<u>4,597.20</u>	<u>114.93</u>	<u>52,776.00</u>	<u>4,398.00</u>	<u>109.95</u>
MAINTENANCE REPAIRS							
401	Building Repairs/Maint.	672.00	56.00	1.40	672.00	56.00	1.40
402	Electrical	1,008.00	84.00	2.10	1,008.00	84.00	2.10
403	Roofing	504.00	42.00	1.05	504.00	42.00	1.05
TOTAL MAINTENANCE REPAIRS		<u>2,184.00</u>	<u>182.00</u>	<u>4.55</u>	<u>2,184.00</u>	<u>182.00</u>	<u>4.55</u>
ADMINISTRATIVE							
501	Office Supplies/Postage	840.00	70.00	1.75	792.00	66.00	1.65
502	P O BOX	216.00	18.00	0.45	216.00	18.00	0.45
503	Management Fee	10,080.00	840.00	21.00	10,560.00	880.00	22.00
504	Legal Fees	504.00	42.00	1.05	504.00	42.00	1.05
505	Tax Prep.	360.00	30.00	0.75	360.00	30.00	0.75
TOTAL ADMINISTRATIVE		<u>12,000.00</u>	<u>1,000.00</u>	<u>25.00</u>	<u>12,434.00</u>	<u>1,036.00</u>	<u>25.90</u>
RESERVE ACCOUNTS							
601	Capital Reserve	20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
602	Insurance Reserve	32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21
603	Roadway						
TOTAL RESERVE ACCOUNTS		<u>53,427.20</u>	<u>4,452.27</u>	<u>111.31</u>	<u>62,985.60</u>	<u>5,248.80</u>	<u>131.22</u>
TOTAL DISBURSEMENTS		<u>127,198.40</u>	<u>10,599.87</u>	<u>265.00</u>	<u>134,402.00</u>	<u>11,200.00</u>	<u>280.00</u>

TUCKAWAY CREEK
RESERVE BUDGET

		2025 Per Year	2025 Per Month	2025 Per Unit	2026 Per Year	2026 Per Month	2026 Per Unit
REPLACEMENT RESERVE							
INCOME CAPITAL RESERVE							
C01	Reserve Deposits	20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
C02	Interest - Savings						
C03	Transfer Fees						
TOTAL INCOME CAPITAL RESERVE		20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
CAPITAL RESERVE							
EXPENSES CAPITAL RESERVE							
C01	Roadway	2,016.00	168.00	4.20			
C02	Electrical						
C03	Taxes				240.00	20.00	0.50
C04	Pool & Fence	2,016.00	168.00	4.20	1,440.00	120.00	3.00
C05	Concrete/Mudjacking				3,600.00	300.00	7.50
C06	Boardwalk/Grounds	16,795.20	1,399.60	34.99	16,804.80	1,400.40	35.01
C07	Contingency						
TOTAL EXPENSES CAPITAL RESERVE		20,827.20	1,735.60	43.39	22,084.80	1,840.40	46.01
INSURANCE RESERVE							
INCOME INSURANCE RESERVE							
101	Reserve Deposits	32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21
102	Interest - Savings						
103	Insurance Proceeds						
104	Insurance Rebates						
TOTAL INCOME INSURANCE RESERVE		32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21
INSURANCE RESERVE							
EXPENSES INS RESERVE							
101	Multi-Peril	32,600.00	2,716.67	67.92	40,300.80	3,358.40	83.96
102	Worker's Comp.						
103	Umbrella				600.00	50.00	1.25
TOTAL EXPENSES INSURANCE RESERVE		32,600.00	2,716.67	67.92	40,900.80	3,408.40	85.21

TUCKAWAY CREEK
RESERVE ALLOCATIONS BUDGET

	2025	2026	PROJECTED RESERVE	2026	2026
	YEAR END BALANCES	ALLOCATIONS	BALANCES	PROJECTED EXPENDITURES	YEAR END BALANCES
REPLACEMENT RESERVE					
C01 Roadway	9,316.80				9,316.80
C02 Electrical	2,000.00				2,000.00
C03 Taxes		240.00			240.00
C04 Pool & Fence	12,937.42	1,440.00			14,377.42
C05 Concrete/Mudjacking	3,523.22	3,600.00			7,123.22
C06 Ground/Boardwalk	1,693.31	16,804.80			18,498.11
C07 Contingency	1,859.57				1,859.57
TOTAL REPLACEMENT RESERVE	31,330.32	22,084.80			53,415.12

Roadway

Savings Acct. 12/31/2025 \$150.00

C.D. matures 4/5/2026 \$21,140.10

3.929%