ELITE
PROPERTY MANAGEMENT, LLC

December 5, 2025

SHERWOOD ARMS CONDOMINIUM ASSOCIATION, Inc.
NOTICE OF ANNUAL BUDGET MEETING

The Annual Budget Meeting of the Sherwood Arms Condominium Association, Inc. is scheduled for **Tuesday, December 16, at 6:30pm** in the meeting room located in building two.

The primary purpose of this meeting is to ratify the proposed Budget for the 2025-2026 fiscal year, which represents No increase in your common charges. However, the budget does include $112,000 special assessment to help fund a roof replacement project for all buildings taking place in spring 2026. This is approximately 50% of the total roof replacement cost and will be put right back into reserves. This special assessment will be payable in ten (10) equal payments beginning January 1, 2026. Please note, per state statue Sec. 47-261e, the proposed budget will be automatically ratified unless a majority of all unit owners (51%) vote to reject the proposed budget.

If you are unable to attend, please send the attached proxy with someone who will be attending the meeting or, if you wish to give your vote to the Board of Directors, mail the proxy to 39 New London Tnpk., Suite 330, Glastonbury, CT 06033. **Please be sure to sign your proxy. Proxys must be received no later than December 15, 2025.**

Respectfully,

Chris Kohnle
Community Association Manager
Sherwood Arms Condominium Association, Inc.

39 New London Turnpike, Suite 330
Glastonbury, CT 06033

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SHERWOOD ARMS CONDOMINIUM ASSOCIATION

ANNUAL BUDGET MEETING AGENDA

December 16, 2025

Building Two Meeting Room

A. Roll Call/Sign-in-Sheet

B. Proof of Notice of Meeting or Waiver of Notice

C. Reading of Minutes of Preceding Meeting or Waiver thereof

D. Ratification of Budget

E. Roofing Project Questions

F. Adjournment

DIRECTED OR NON-DIRECTED PROXY

_____, being the owner of a unit at the Sherwood Arms Condominium,
(Print Name)

Located at _____, 565 Talcottville Road, Vernon, CT hereby apoints
(Unit Number)

_____ ***or*** the Sherwood Arms Condominium Board of

Directors as my designated proxy to attend the Annual Meeting of the Sherwood Arms Condominium to be held on Tuesday, December 16, 2025 at 6:30pm in the meeting room located in building two.. The designated proxy holder is fully authorized to vote on my behalf regarding any and all matters, which may come before the meeting or any adjournment thereof in accordance with the Declaration and Bylaws of the Association. Any proxy(s) previously given by me to any person(s) are hereby revoked.

( ) I direct the above-named Proxy to ( ) vote in favor of the 2025-2026 budget as presented
( ) vote against the 2025-2026 budget as presented
( ) Abstain from the vote of the 2025-2026 budget

( ) This is a Non-Directed proxy and the above-named proxy may vote on my behalf.

Signed: _____ Unit Number: _____

Print Name: _____ Date: _____