



ORANGEWOOD
CONDOMINIUM ASSOCIATION, INC.

22291 Westchester Boulevard | Attn: OWA Office | Port Charlotte, Florida 33952

OFFICIAL NOTICE TO ALL UNIT OWNERS 2026 EMERGENCY COMPLIANCE SPECIAL ASSESSMENT

Date: July 18, 2026

Distribution: U.S. Mail • Email • OWA Website

Dear Orangewood Unit Owner,

The Board of Directors of Orangewood Condominium Association, Inc. provides this official owner communication regarding the 2026 Emergency Compliance Special Assessment approved at the July 3, 2026 Special Board Meeting. The enclosed signed meeting minutes document the Board's actions, vendor selections, assessment amount, payment structure, and related disclosures.

Approved Assessment Summary

Total Approved Assessment	\$204,703.20
Assessment Per Unit	\$5,686.20
Payment Option	Pay in full or four equal monthly installments of \$1,421.55
Installment Due Dates	July 31, August 31, September 30, and October 31, 2026

Payment Access Beginning July 20, 2026

Electronic payments: The "2026 Emergency Compliance SA" electronic payment link will be available on July 20, 2026, through the OWA website's **Payments** section.

Truist payment coupons: Special-assessment payment coupons for payments to Truist will be emailed to owners and posted on the OWA website on July 20, 2026.

Quotes and Supporting Documents

Vendor quotes and related supporting attachments are not enclosed with this mailing. All quotes are available on the OWA website under: **Documents > 2026 Emergency Compliance SA**.

Website: www.orangewoodcoa.com

Owner Package Contents

- This official owner notice and payment-access update.
- Signed July 3, 2026 Special Board Meeting Minutes.
- Online access to vendor quotes and supporting documents through the OWA website.

Thank you for your prompt attention and cooperation as the Association proceeds with county-required life-safety, structural, and electrical compliance work to protect the community and preserve property values.

Respectfully,
George Muncan

President, Orangewood Condominium Association, Inc.

Please retain this notice and the enclosed signed minutes with your Association records.



ORANGEWOOD
CONDOMINIUM ASSOCIATION, INC.

Emergency Special Assessment Meeting Notice Template

Use Only If a Non-Emergency Special Assessment or Assessment Change Is Being Considered

Dear Orangewood Owners,

Notice is hereby given that the Board of Directors of Orangewood Condominium Association, Inc. will hold a Board Meeting to consider a special assessment and/or related assessment action for county-required compliance work and Association obligations.

Date	July 3, 2026
Time	7:30 PM EST
Location / Zoom	https://us06web.zoom.us/j/86829035277?pwd=J5nH9MHd2UTEeaFCoJiH0nVYuPkzq4.1
Meeting ID / Passcode	868 2903 5277 / 335066
One Tap Mobile	+13052241968,,86829035277#,,,,*335066# US +16465588656,,86829035277#,,,,*335066# US (New York)
Join by SIP	86829035277@zoomcrc.com
Physical Location	Virtual meeting via Zoom only; no physical attendance location was provided.
Website / Document Access Location	www.orangewoodcoa.com

Special Assessment / Cost Information

Description of Purpose	County-required stairs/railings/wood replacement, electrical compliance work, related permitting/vendor costs, legal/accounting/administrative expenses, and other Board-approved compliance costs.
Estimated Total Cost	\$204,703.20
Estimated Amount Per Unit	\$5,686.20
Number of Paying Units Used	36

Proposed Payment Schedule	5,686.20 / 4 payments
Due Date(s)	July no later than the 30th. Then no later than the 10th of August, September & October) 2026
Late Fee / Collection Notes	As provided by governing documents, statute, and Board-approved policy.
Documents Provided / Available	Vendor proposals/contracts, cost summary, assessment schedule, and Board agenda.

Agenda

- Review county compliance requirements and pending work.
- Review stairs/railings/wood replacement proposals, scope, vendor terms, and estimated costs.
- Review electrical compliance proposals, scope, vendor terms, and estimated costs.
- Review pest control/vendor status and related costs, if applicable.
- Review attorney/legal/accounting/admin costs connected to the compliance work, if applicable.
- Consider and vote on special assessment action, payment schedule, and related Board direction.

FROM OUR WEB SITE: OWA Emergency Board Meeting Notice – 2026 Compliance



ORANGEWOOD
CONDOMINIUM ASSOCIATION, INC.

Dear Orangewood Owners,

Please accept this notice that the Board of Directors of Orangewood Condominium Association will hold an Emergency Board Meeting to address time-sensitive compliance matters related to the 2026 Compliance Special Assessment and pending county-required work.

Time: Jul 3, 2026 07:30 PM Eastern

Join Zoom Meeting <https://us06web.zoom.us/j/86829035277?pwd=J5nH9MHd2UTEeaFCoJiH0nVYuPkzq4.1>

Meeting ID: 868 2903 5277

Passcode: 335066

Purpose of Meeting:

This meeting is being called due to urgent compliance, safety, vendor, and financial matters requiring Board review and direction.

Agenda:

1. Final review and Board discussion regarding stairs, railings, wood replacement, scope of work, vendor terms, and next steps.
2. Final review and Board discussion regarding electrical compliance items, vendor scope, estimated cost, and next steps.
3. Pest control contract/account status, current service concerns, vendor communication, and Board direction.
4. Attorney invoice review related to 2026 Compliance Special Assessment matters, county compliance, legal communications, and related Association business.
5. Review of financial impact, payment timing, and next steps connected to the 2026 Compliance Special Assessment.
6. Any required Board action limited to the noticed agenda items and permitted by law.

Please be advised that any portion of the meeting involving attorney-client privileged legal advice, pending/proposed legal matters, or confidential legal invoice review may be held in closed/executive session as permitted by Florida law. Any Association action requiring separate statutory notice will be noticed separately as required.

Respectfully,

Board of Directors
Orangewood Condominium Association
George Muncan, President
Anthony Stimma, Secretary
Jessica Reis-Coelho, Treasurer
July 1, 2026 7:33 PM

Board Members, Owners

no-reply@orangewoodcoa.com

Search

Name

Email

Link
clicks

Status

Albert Mota	albertmota@yahoo.com	4
Alejandro Perez	apjunior219@gmail.com	
Anthony Stimma	anthony.elclamhouse@gmail.com	2
Charlotte Frederick	charfrederick@live.com	
Claudia Pena	claudiap@orangedwoodcoa.com	
Claudia Salfran	claudiasalfran2001@gmail.com	
Don Fritz	dlf081950@yahoo.com	
Dorothy Fritz	djfritz31@yahoo.com	
Emely Mestre	consultimprint@gmail.com	
Gabriel Hernandez	gabrielitoh915@gmail.com	
George Muncan	gmuncan@aol.com	
Gloria Balboa	sflbeesupplies@live.com	
Gloria Balboa	sflbeeusplies@live.com	
Grace Lohn	gracelohn@gmail.com	
Harry Pearce	pearce.harry1@gmail.com	
Jessica Reis-Coelho	jreiscoelho@millenniumhomecare.com	3
Katherine Acosta	kajo8383@outlook.com	

Laio Coelho	laiocoelho6370@gmail.com
Linda L'Abbee	lindal396@yahoo.com
Mulas Mulas	eliomulas@aol.com
Paola Palamara	paolapalamara@hotmail.com
Paola Palamara	paola@orangewoodcoa.com
Reinolds Mane	rei.mane.atl@gmail.com
Skender Feratovic	skenderferatovic1960@gmail.com
Steve Henry	trinisteve@comcast.net
Tatiana Lysova	tlyssova@yahoo.com
Victor Shkolnikov	victor@viocomputers.com
Volkan Soyulmaz	volkansoyulmaz@gmail.com



ORANGEWOOD

CONDOMINIUM ASSOCIATION, INC.

Attachment Index & Notice Certificate

Emergency Board Meeting - 2026 Compliance Special Assessment

Meeting Access Summary

Topic	Closed OWA Board Meeting
Date	July 3, 2026
Time	7:30 PM Eastern
Join Zoom Meeting	https://us06web.zoom.us/j/86829035277?pwd=J5nH9MHd2UTEeaFCoJiH0nVYuPkzq4.1
Meeting ID	868 2903 5277
Passcode	335066
One Tap Mobile	+13052241968,,86829035277#,,,,*335066# US +16465588656,,86829035277#,,,,*335066# US (New York)
Join by SIP	86829035277@zoomcrc.com
Join Instructions	Join Instructions
Physical Location	Virtual meeting via Zoom only; no physical attendance location was provided.

Attachment Index Available at: [orangewoodcoa.com/Documents/2026 Emergency Compliance SA](http://orangewoodcoa.com/Documents/2026%20Emergency%20Compliance%20SA).

Ref	Category	File	Location	Confirmed Attached / Available
A	Stairs / Railings / Wood Replacement	home specialist team.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Stairs/Stairs/home specialist team.pdf	[X] Yes [] No Notes: _____
B	Stairs / Railings / Wood Replacement	cherrywood.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Stairs/Stairs/cherrywood.pdf	[X] Yes [] No Notes: _____
C	Stairs / Railings / Wood Replacement	tropical homes stairs.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Stairs/Stairs/tropical homes stairs.pdf	[X] Yes [] No Notes: _____
D	Stairs Backup File	Stairs.zip	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Stairs.zip	[X] Yes [] No Notes: _____
E	Electrical Compliance	Jeff masters.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Jeff masters.pdf	[X] Yes [] No Notes: _____

F	Electrical Compliance	infinite electric.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/infinite electric.pdf	[X] Yes [] No Notes: _____
G	Electrical Compliance	ELECTRICAL WORK PROPOSAL.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/ELECTRICAL WORK PROPOSAL.pdf	[X] Yes [] No Notes: _____
H	Pest Control	orkin pest control only.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Pest Control/Pest Control/orkin pest control only.pdf	[X] Yes [] No Notes: _____
I	Pest Control / Termite	orkin termite treatment.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Pest Control/Pest Control/orkin termite treatment.pdf	[X] Yes [] No Notes: _____
J	Pest Control	arrow one time treatment 207.pdf	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Pest Control/Pest Control/arrow one time treatment 207.pdf	[X] Yes [] No Notes: _____
K	Pest Control	Truly nolan.pptx	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Pest Control/Pest Control/Truly nolan.pptx	[X] Yes [] No Notes: _____
L	Pest Control Backup File	Pest Control .zip	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Pest Control .zip	[X] Yes [] No Notes: _____
M	Attorney Invoice	Bryony Swift Invoice.jpg	/Orangewood Investigation/OW Insurance/OWA Board/2026 special assessments/Bryony Swift Invoice.jpg	[X] Yes [] No Notes: _____



ORANGEWOOD

CONDOMINIUM ASSOCIATION, INC.

Certificate / Affidavit of Notice and Posting

For Association Official Records

I, George Muncan, certify that notice of the Emergency Board Meeting of Orangewood Condominium Association, Inc. scheduled for July 3, 2026, was provided and/or posted as follows:

Notice Title	Emergency Board Meeting Notice - 2026 Compliance Special Assessment
Date/Time of Meeting	July 3, 2026 at 7:30 PM EST
Zoom / Access	Meeting ID: 868 2903 5277 Passcode: 335066
Posting Location	ZOOM Meeting - Bulletin Board / Communications/ Email /Mail & Text via www.orangewoodcoa.com
Date Posted	July 1st, 2026
Time Posted	7:30 pm
Owner Transmission Method	[X] Email [X] Mail [] Hand Delivery [X] Website [X] Other:Text to all owners
Person Providing Notice	George Muncan, President on behalf of the Board

George Muncan:
President

Date: 7/3/2026

Jessica Reis Coelho:
Treasurer

Date: 7/3/2026

Anthony Stimma:

Date 7/3/2026

Orangewood Condominium Association, Inc. | 2026 Compliance Special Assessment Meeting Minutes | Page 5 of 5

Recordkeeping Note

File this certificate, the final notice, agenda, owner transmission proof, posting proof/photo, minutes, meeting recording, contracts/proposals, and invoice records with the Association official records.



ORANGEWOOD
CONDOMINIUM ASSOCIATION, INC.

Draft Board Motions & Resolutions

Emergency Board Meeting - 2026 Compliance Special Assessment

Meeting Details

Topic: Closed OWA Board Meeting

Date/Time: July 3, 2026 at 7:30 PM Eastern Time (Florida)

Meeting <https://us06web.zoom.us/j/86829035277?pwd=J5nH9MHd2UTEeaFCoJiH0nVYyPkzq4.1>

Meeting ID: 868 2903 5277 | Passcode: 335066

Opening Motion

Motion to confirm that the meeting was called to address time-sensitive county compliance, safety, vendor, legal, and financial matters related to the 2026 Compliance Special Assessment and pending county-required work, and that Board action will be limited to the noticed agenda items and permitted by law.

Stairs / Railings / Wood Replacement Motion

Motion to approve Tropical Homes by Integrity Builders, as the vendor for stairs, railings, wood replacement, and related county compliance work, in an amount not to exceed \$171,950.40, subject to final written scope, contract terms, insurance verification, licensing, permits, inspection requirements, payment schedule approval, and legal/accounting review as needed.

Electrical Compliance Motion

Motion to approve Tropical Homes by Integrity Builders as the electrical vendor for county-required electrical compliance work, in an amount not to exceed \$16,467.00, subject to final written scope, licensing, insurance verification, permits, inspections, payment terms, and legal/accounting review as needed.

Pest Control Motion

Motion to direct the Board to select pest control services with Truly Nolan, subject to final review of scope, pricing, service schedule, cancellation terms, and account transition requirements.

Attorney Invoice Motion

Motion to approve payment of the attorney invoice identified as Bryony Swift Invoice.jpg, related to 2026 Compliance Special Assessment matters, county compliance, legal communications, and Association business, subject to verification of invoice detail and legal/accounting review.

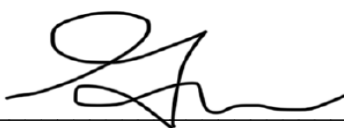
Financial Direction Motion

Motion to authorize the Treasurer and President to coordinate special assessment accounting, deposits, payment timing, vendor payment sequencing, and owner communication consistent with the approved assessment structure, Association records, and applicable legal requirements. No funds may be disbursed except as approved by the Board and properly documented.

Vote Record

Motion	George Muncan	Anthony Stimma	Jessica Reis-Coelho	Result / Notes
Stairs / railings / wood	In favor	In favor	In favor	3 in favor
Electrical compliance	In favor	In favor	In favor	3 in favor
Pest control	In favor	In favor	In favor	3 in favor
Attorney invoice	In favor	In favor	In favor	3 in favor

George Muncan:
President



Date: 7/3/2026

Jessica Reis Coelho:
Treasurer



Date: 7/3/2026

Anthony Stimma:



Date 7/3/2026

Affidavit / Evidence of Notice

An affidavit/certificate of notice confirming mailing, delivery, electronic transmission, and/or posting must be completed and filed with the Association official records.