

## **NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DELRAY VILLAS PLAT 3 HOMEOWNERS' ASSOCIATION, INC.**

**On Monday, December 1, 2025 at 10:00 a.m.** at the **Delray Recreational Center, Building A** located at **13773 Circular Drive, Delray Beach, FL 33484** and, a Special Meeting of the Board of Directors of **Delray Villas Plat 3 Homeowners' Association, Inc.** (the "Association") shall be held for the purpose(s) stated below:

### **AGENDA**

1. Call to Order and Establishment of Quorum.
2. Verify Proof of Notice of the Meeting (Affidavit of Posting of Notice of the Meeting).
3. Approval of a Resolution authorizing a loan with Seacoast National Bank, ("Seacoast") for the maximum principal sum of \$2,178,525.06 at a fixed rate of 6.40% on the funds that are advanced by Seacoast National Bank to the Association, which advanced funds will be securitized by the Association's regular and special assessments not prohibited from securitization under Florida's Condominium Act (hereafter the "Loan").\*
4. Approval of the following loan documents related to the issuance of the Loan to the Association by Seacoast (collectively the "Seacoast Loan Documents"):\*
  - (a) UCC Financing Statement ("UCC");\*
  - (b) Amortization Schedule ( "Amortization Schedule");\*
  - (c) Corporate Resolution to Borrow/Grant Collateral/Subordinate Debt ("Corporate Resolution");\*
  - (d) Business Loan Agreement – Florida HOA/COA ("Loan Agreement");\*
  - (e) Certification of Beneficial Owner(s) ("Certification of Beneficial Owner(s)");\*
  - (f) Promissory Note – Florida HOA/COA ("Promissory Note") made and executed by Borrower to the order of Lender in the principal amount not to exceed \$2,178,525.06;\*
  - (g) Commercial Security Agreement ("Security Agreement");\*
  - (h) Collateral Assignment of Property Owners Association Assessments, Assessment Rights & Lien Rights ("Collateral Assignment of Property Owners Association Assessments");\*
  - (i) Assignment of Proceeds of Assessment ("Assignment of Proceeds");\*
  - (j) Cooperation Agreement ("Cooperation Agreement");\*

- (k) Collateral Assignment of Assessments and Assignment of Lien Rights (**Collateral Assignment of Assessments**);\*
  - (l) Agreement to Provide Insurance (**"Insurance Agreement"**);\*
  - (m) Disbursement Request and Authorization (the **"Closing Statement"**).\*
5. Approval of the execution of the Loan Documents by Barbara Quinto, as President and, Richard J. Chrzan, as Treasurer, as well as Eileen Casado, the Secretary of the Association as may be necessary and required by Seacoast.
  6. Approval of the Certificate to Counsel, and approval of granting, Barbara Quinto, as President and, Richard J. Chrzan, as Treasurer to execute said Certificate on behalf of the Association in favor of Rosenbaum PLLC to induce Rosenbaum PLLC to issue a Loan Opinion Letter to Seacoast.
  7. Approval of authorizing Rosenbaum PLLC to issue a Loan Opinion Letter to Seacoast as required by the Loan Commitment Letter dated November 4, 2025 from Seacoast.
  8. Adjournment.

\* Final Loan Date and Maturity Date to be updated by Lender

Dated: ~~December~~ <sup>November</sup> 28, 2025

**BY ORDER OF THE BOARD OF DIRECTORS**

  
Barbara Quinto, President  
**Barbara Quinto, President**

**DELRAY VILLAS PLAT 3 HOMEOWNERS' ASSOCIATION, INC.**  
A Corporation Not-for-Profit

**AFFIDAVIT OF COMPLIANCE WITH NOTICE REQUIREMENTS  
FOR SPECIAL MEETING OF THE BOARD OF DIRECTORS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

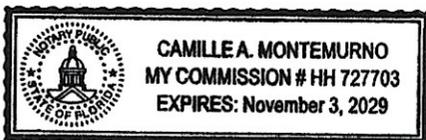
BEFORE ME, personally appeared Barbara Quinto, Agent for the Association, who after being sworn, deposes and says that the Notice and the Agenda of the Special Meeting of the Board of Directors of **Delray Villas Plat 3 Homeowners' Association, Inc.** to be held on **Monday, December 1, 2025 at 10:00 a.m.** at the **Delray Villas Recreational Center, Building A** located at **13773 Circular Drive, Delray Beach, FL 33484** were conspicuously posted on the Association's property and the Association's website at least 48 hours in advance of the Special Meeting of the Board of Directors, in accordance with the provisions of Chapter 720, Florida Statutes.

**DELRAY VILLAS PLAT  
3 HOMEOWNERS'  
ASSOCIATION, INC.**

By: Barbara Quinto  
Agent For The Association

STATE OF FLORIDA  
COUNTY OF PALM BEACH

SWORN TO AND SUBSCRIBED before me this 28<sup>th</sup> <sup>November</sup> ~~December~~ 2025, by Barbara Quinto, as President respectively, of **Delray Villas Plat 3 Homeowners' Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation by means of  physical presence or  online notarization. He/she is personally known to me, or has produced FL DL- 7200 as identification and did take an oath.



Camille A. Montemurno (Signature)  
Camille A. Montemurno (Print Name)  
Notary Public, State of Florida at Large