



2026 Annual Membership Meeting Packet

Please find included:

- Letter to PIE Members
- Notice of the Annual Membership Meeting
- Election Ballot for the Board of Directors
- Proxy Form
- Notice of 2026 Board of Directors Organizational Meeting
- The Approved Minutes from the 2025 Annual Membership Meeting
- 2026 Operating Budget

Dear Palm Island Estates (PIE) Members,

As we reflect on the past year, your Board of Directors would like to extend our sincere appreciation for your continued support and involvement in our community. Together, we accomplished quite a bit in 2025.

This year, PIE hosted a variety of social events that strengthened our sense of community, as well as several informative Info Central town hall meetings that kept our members engaged and well-informed. We began the year celebrating a major sewer win and worked diligently to restore and beautify our island following the back-to-back floods of 2024. Thanks to the resilience of our residents and volunteers, our island continued to thrive. Fortunately, 2025 blessed us with a quiet storm season — something for which we are all grateful.

Looking ahead, 2026 promises to be an exciting and productive year. We will continue important efforts related to HB4077 The Bocilla Islands Chain Conservation District Act and begin updating the Neighborhood Plan. You can also expect to see an increased cooperation with, and continued support of, the Bocilla Islands Conservancy as we work together to protect and enhance the natural environment that makes our community so special.

Please find the 2026 Annual Meeting Notice attached. We encourage all members to attend the **Annual Membership Meeting on Saturday, January 3rd, 2026 at 10:00 AM**. Your participation is vital to shaping the future of PIE, and we look forward to seeing you there. If you cannot attend, please make sure you **complete the proxy form, scan or photograph and return electronically** to pie@palmislandestates.org. This will ensure that we have a quorum to conduct business. If you have any questions about the meeting procedures and/or proxies, please contact Amy McCully at pie@palmislandestates.org.

A ballot is NOT required this year as we have five board positions open and five candidates to fill them. The By-Laws do NOT allow nominations from the floor; therefore, the secretary at the annual meeting will cast a unanimous ballot for the slate as listed on the ballot below. Please note, that if you are unable to attend the meeting, **we will need your proxy if other business calls for a vote**.

It is time to **renew your membership** for 2026 if you haven't already done so. Annual memberships expire on 12/31 and dues will increase to \$60.00 per year per member household. You do NOT need to complete an application unless your contact information has changed.

Please **remit your dues payment by 1/3/26** to be eligible to attend and vote at the annual meeting. Cash and checks will be accepted at the annual meeting check-in, and we are encouraging electronic payments via Zelle, debit/credit, and Paypal. Checks can be made payable to PIE and mailed to P.O. Box 3151, Placida, FL 33946. Dues payments along with proxies can also be dropped off to Linda Cotherman or Amy McCully prior to the annual meeting.

Thank you for being an essential part of our island community. Wishing you and yours a Happy Holiday Season.

Warm regards,

Your PIE Board of Directors

**Palm Island Estates Association, Inc.
P.O. Box 3151
Placida, Florida 33946**

NOTICE OF ANNUAL MEMBERSHIP MEETING

In accordance with the By-Laws of the Palm Island Estates Association, notice is hereby given for an Annual Meeting to be held on **Saturday, January 3, 2026 at 10:00AM** at the **Fire Station, Gasparilla Way, Placida, FL. 33946 (Check-in will start at 9:30 a.m.)**

AGENDA:

Call Meeting to Order by President
Establish a Quorum
Approval of Minutes for 2025 Annual Meeting (See draft minutes below)
President's Report-Amy M
Treasurer's Report-Deb K
Committee Reports:
 Action Committee-Linda C
 Info Central-Susanne S
 Social-Kelly L
 Island Updates-Linda C:
 Roads & Bridges MSBU
 Barrier Island Fire District MSBU
 Community Liaison
 Membership-Georgiana S
 Scholarship-Kelly L

Old Business
New Business:
 Review of 2026 Budget
 Introduction of Candidates/Election of Directors
Member Comments and Concerns
Adjournment

DATE OF NOTICE: December 4, 2025

Your attendance at this Annual Meeting is VERY important. If you are unable to attend, please complete the Limited Proxy Form so that we are assured of having a quorum. Submit your proxy as instructed on the Form. The proxy will not be valid unless fully executed.

ELECTION BOARD OF DIRECTORS BALLOT

The five (5) persons whose names are listed below have indicated a willingness to serve as a member of the Palm Island Estates Association Board of Directors for a term of two years. The Board of Directors at their October meeting in accordance with the By-Laws set the number of Directors for 2026 at 9.

Terms of Current Board Members:

Expiring January 2026: Amy McCully, Ember Harker, Linda Cotherman, Mic McCully, Susanne Stubbs

Expiring January 2027: Georgiana Sinnett, Deb Knighten, Kelly Lube, Kenya Leonard

****DUE TO THE FACT THERE ARE FIVE (5) CANDIDATES AND FIVE (5) POSITIONS AVAILABLE AND THE BY-LAWS DO NOT ALLOW FOR NOMINATIONS FROM THE FLOOR, A UNANIMOUS BALLOT WILL BE CAST BY THE SECRETARY AT THE ANNUAL MEETING FOR THE FIVE CANDIDATES LISTED BELOW:**

- AMY MCCULLY
- EMBER HARKER
- LINDA COTHERMAN
- MIC MCCULLY
- SUSANNE STUBBS

THIS BALLOT IS FOR INFORMATION PURPOSES AND IT IS NOT NECESSARY TO COMPLETE.

Proxy can be submitted by (1) mailing to: PIE, P.O. Box 3151, Placida, FL. 33946
(2) Scanning and e-mailing it to pie@palmislandestates.org
(3) Giving it to your acting proxy to submit at the meeting

PROXY FORM

I, _____, address _____ am a certified member of the Palm Island Estates Association, Inc. and I hereby constitute and appoint **

_____ (a) President of Palm Island Estates Association, Inc.

OR

_____ (b) _____ (write in name of your proxy)

as proxy with powers of substitution for and in the name and place of the undersigned to appear, represent and cast votes only as I specifically instruct in reference to the following matters to come before the Palm Island Estates Association, Inc. on January 3, 2026, at 10:00 AM at Fire House, Gasparilla Way, Placida, FL. 33946 or any adjournment thereof, but in no event longer than 90 days after the date of the meeting indicated herein. This proxy can be removed at any time at the pleasure of the undersigned.

General Powers (check if appropriate)

_____ I hereby authorize and instruct my proxy to use his or her best judgment on all matters which properly come before this meeting.

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done whether at the meeting referred to above or any change, adjournment or continuation of it, and revoke all prior proxies previously executed.

Date: _____

Signature: _____

Print Name: _____

THIS PROXY IS REVOCABLE BY THE MEMBER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN

****Failure to check either (a) or (b), or if (b) is checked but does not include the name of the proxy, is an appointment of the President of the Association as your proxyholder.**

NOTICE OF BOARD OF DIRECTOR'S ORGANIZATIONAL MEETING

DATE: Monday, January 12, 2026

TIME: 5:00 p.m. – 61 Kettle Harbor Drive

AGENDA: Election of Officers

The Organizational Meeting will be immediately followed by a regularly-scheduled meeting of the Board of Directors.

Palm Island Estates Homeowners Association
Annual Membership Meeting
January 4, 2025

President Meryl Schaffer called the meeting to order at 10:01 a.m. A quorum was met. Out of the 86 paid-to-date memberships, 34 households attended in person and 9 submitted proxies. Board members in attendance were Linda Cotherman, Meryl Schaffer, Susanne Stubbs, Lindsay Yates, Amy McCully, Mic McCully, George Sinnett, Deb Knighten, Ember Harker and Amanda Small. Kelly Lube was absent. Minutes from the 2024 Annual Meeting were approved unanimously.

President's Report:

In the year 2024 the Association had a total of 249 member households, at year end, which is only one member shy of the all time high of 250. During the year PIE put on eight social events and presented four Info Central informational meetings. This year we did not hire additional island security over the July 4th holiday and there were no incidents reported. Meryl expressed the appreciation of the PIE Board and the community with thanks to Buzz Mallett for keeping the island roads in great shape, Ray Smith for taking responsibility of the flag at the barge landing and for being the go-to man for flag etiquette and procedures, all homeowners that have helped with beach access clean-up, Turkey Trot organizers for the support of the scholarship fund, and Melissa Goodhead for the door-prize donations for the fundraiser at the Hideaway. In April we had the return of Environmental Utilities and the application for central sewer. PIE hired the attorney, Brad Kelsky, from the last go round and formed allies with LGIPA- Little Gasparilla Island Preservation Alliance. PIE Action Committee hosted multiple fundraisers and will continue its efforts as the bulk of the expenses will be due around the hearing dates 1/28/25-1/30/25.

Treasurer's Report:

Income for the year, not including donations, was \$12,252, most of which was derived from dues payments. General operating expenses totaled approximately \$10,843 for a net income of \$1,409. We also received a very nice \$400 donation to the Scholarship Fund. The largest expense for 2024 was liability insurance \$4,262. Although we have worked hard to get the insurance premiums lowered, and have been successful to some extent, as everyone knows, the rates just keep increasing. Another larger expense was \$1,455 for the reconstruction of the destroyed stairs to the beach on the walkover at access 6 following hurricane Debbie. The new stairs didn't last long. We provided many members with house number signs which cost about \$1,000 total. All other expenses were modest. Also appearing on the balance sheet and P&L statement are the income and expense numbers for the Action Fund which is funding the sewer action against Environmental Utilities LLC with the PSC. Many generous property owners have donated \$83,817 and the expenses to date total \$34,210. For comparison purposes, the last go round cost \$138,000. The Association's bank accounts had the following balances on December 31st: General operating accounts (checking and savings), \$29,923; Action Fund (for legal matters) \$59,582; and the Scholarship Fund \$9,200.

Committee Reports:

PIE Action- Meryl Schaffer: Return of the sewer in April and the formation of allies with LGIPA. The discovery period ends 1/6/25. All documents are public and are posted on the PSC website. January 28 begins the hearing at Tringali center. The technical hearing will begin at 9:30am with the service hearing beginning at 6:00pm. January 29, the service hearing will resume at 9:30am and the technical hearing will follow. If needed the hearing will continue to January 30. ALL are encouraged to attend. WE NEED BODIES. Ideally at the service hearing times, 1/28 6:00 pm and 1/29 9:30 am.

Info Central – Susanne Stubbs: Four programs were held this year – the first was in January for dune restoration and the second was in March an Insurance Q&A with Nate Italiano. The third was in May with PIE Action on Central Sewer, and in June was the fourth on Hurricane Preparedness with Patrick Fuller, Director of Emergency Management for Charlotte County.. Another program is being scheduled for sometime in January before the central sewer hearing dates.

Social Committee – Kelly Lube: In Kelly's absence Meryl reported that the Social Committee had organized the following successful events during the year: New Year's Day Parade, Palm Palooza, an Easter Brunch and Beach Ball Hunt, a Family Movie Night, a July 4th Sandcastle Contest and PIE eating contest, Trunk or Treat for Halloween and Donuts with Santa in December.

Island Watch – Linda Cotherman: (1) Charlotte County has approved a complete beach and dune restoration program for May 2025. (2) The County has approved a professional iguana hunter. Owners will need to fill out a form allowing them to access property. Form can be found on the PIE website. (3) Roads & Bridges is moving forward with a Community Plan (4) BICI will be improving the native landscape restoration at the firehouse. 5) A change in

speed limit, island wide, to 15 mph. N.Gulf Blvd from S.Gulf Blvd to the resort will be 20 mph. 6) Encroachment of right of ways is being addressed county wide. 7) Adopt an easement program- PIE beach access signs are being restored and replaced.

Communications- Ember Harker: PIE launched its official Facebook page to further its communication efforts with posts and updates. An updated website is in the works. A new logo was voted on during the meeting.

Membership- Deb Knighten/George Sinnett: We welcome new members to join and become a part of PIE.

Community Liaison – Amy McCully: Nothing to report

Scholarship – Kelly Lube: In Kelly's absence, Amy McCully reported that scholarship applicant Hunter Barrettsmith received a \$1,000 Island Kids Scholarship to further his education post graduation from Lemon Bay High School.

Old Business: Nothing to discuss.

New Business: (a) The 2025 budget was approved. (b) The following Board members were elected, Mic McCully, Ember Harker, George Sinnett. c) Deb Knighten and Ed Small have been working on logistics of a Live camera at the island side ferry landing.

The next regularly-scheduled meeting of the Board is January 13, 2025.

The meeting was adjourned. Pie was served.

Respectfully submitted,
Amy McCully, Recording Secretary

2026 Board Approved PIE Budget

INCOME					
	Total Projected 2026 Income				\$16,416.95
	Homeowner Members 225@\$60	225	\$60.00	\$13,500.00	
	Supporting Members 35@\$40	35	\$40.00	\$1,400.00	
	Savings			\$1,516.95	
EXPENSES					
	Total Projected Expenses				\$16,416.95
Administrative	Business Registration	\$65.00			
	Insurance	\$4,600.00			
	Electronic Payment Fees	\$150.00			
	Quickbooks Fees	\$450.00			
				\$5,265.00	
Communications	Web Hosting	\$300.00			
	Email	\$72.00			
	Text in Mail Chimp	\$300.00			
	Domain Name (pd thru '27)	\$0.00			
	Traffic Cam	\$300.00			
	Sign Printing	\$300.00		\$1,272.00	
Community Service					
	Appreciation	\$200.00			
	Action Committee	\$100.00			
	Island Watch	\$100.00			
	Beach Easements	\$2,000.00			
	House Numbers	\$875.00			
	Info Central	\$250.00		\$3,525.00	
Membership	Member Party	\$500.00			
	Welcome Bags	\$50.00			
	Golf Cart Stickers	\$475.00			
	Community Info Folders	\$337.50		\$1,362.50	
Social Events	12 Social Events			\$3,500.00	
Contingency	10% of Total Budget			\$1,492.45	
Balance					\$0.00