

MetroWest

MetroWest Master Association, Inc.

2145 Metrocenter Blvd, Suite #110
Orlando, FL 32835

November 7, 2025

Dear Member/Owner,

Enclosed are various notices and information required by law for the MetroWest Master Association, Inc.'s Annual Meeting and Election. Also enclosed, please find two envelopes, an inner **YELLOW** envelope and an outer WHITE envelope. **The inner **YELLOW** envelope with RED label is only for the "Executed" Ballot which MUST be sealed and signed by the Member. If a proxy is being used, please complete the enclosed Proxy, which must be submitted separately in outer envelope (DO NOT PUT PROXY IN BALLOT ENVELOPE).** The outer **WHITE** envelope, which is addressed to the MWMA Management Office is for the SEALED **YELLOW** BALLOT ENVELOPE WITH RED LABEL, Certificate of Authorization Form (Condominium and Homeowner Association Communities Only if applicable) and Proxy (if applicable).

Pursuant to the MWMA Bylaws Section 5.2.4, all Ballot Envelopes must be received no later than the day before the Annual Meeting (end of business day 5:00 P.M. on Wednesday, December 3rd, 2025). Ballot Envelopes received after 5:00 P.M., Wednesday, December 3rd, 2025, including those received on the day of the Annual Meeting, Thursday, December 4th, 2025 will not be counted.

For information regarding the Ballots and method of Voting, please refer to the MWMA Bylaws, specifically Section 5.2.5, which states:

- (a) Each Ballot shall be placed in a sealed envelope which shall bear on its face the name and signature of the MEMBER or its proxy, the number of votes of that MEMBER, and such information as the BOARD may determine will serve to establish its right to cast the vote or votes presented in the ballot or ballots contained therein. The ballots shall be returned to the Secretary at the address of the MASTER ASSOCIATION.

Please fill in the label on the front of the YELLOW Ballot Envelope completely with ALL information, including the number of votes that can be found via the last three pages called 2025 MetroWest Member Votes.

In finalizing your Ballots and other documents relating to voting, please remember the following: Pursuant to MWMA Bylaws Section 3.2.6 Community Association MEMBERS *“The President of a Community Association shall be the representative to act on behalf of the Community Association at all meetings of the MEMBERS of the MASTER ASSOCIATION. The Officers of the Community Association shall be designated by a certificate signed by the Secretary of the Community Association, filed with the Secretary of the MASTER ASSOCIATION prior to the time all proxies are due”*.

An accurate MWMA Certificate of Authorization must already be on file or a new one completed and received **prior to the Annual Meeting** and filed with the Secretary of the MWMA in order for the votes cast by the Community Association Member to establish quorum required or to vote on any membership item to be valid (*MWMA Certificate of Authorization enclosed if needed*). The MWMA Board will rely on this certificate to determine who may cast a vote on behalf of a Community Association. See *MWMA Articles of Incorporation Section 6.6.6 and MWMA Bylaws Section 3.2.6*.

If you do not plan to attend the Annual Meeting & Election, please sign and return the General Proxy, for it’s necessary to establish a quorum. Pursuant to the MWMA Bylaws, Section 3.3 “... Any proxy issued by a Representative of a Community Association MEMBER may **only** authorize a member of the board or officer of the Community Association to act on the Representative’s behalf.”

We look forward to seeing you at the Annual Meeting & Election on Thursday, December 4th, 2025 at 6:00 PM at the MetroWest Master Association, 2145 Metrocenter Blvd, Suite #110, Orlando, FL 32835.

Please contact the MWMA Management Office at 407-601-5995 with any questions or concerns.

Thank you,

MetroWest Master Association, Inc. Board of Directors.

Enclosure(s): Second Notice of Annual Meeting and Election
 Certificate of Authorization
 Ballot w/Yellow Inner Ballot Envelope
 General Proxy/Substitution Proxy
 Vote Spreadsheet
 White Outer Envelope Addressed to MWMA Management Office

MetroWest

MetroWest Master Association, Inc.

2145 Metrocenter Blvd, Suite #110
Orlando, FL 32835

SECOND NOTICE ANNUAL MEETING & ELECTION

November 7, 2025

NOTICE IS HEREBY GIVEN that the Board of Directors ("Board") of MetroWest Master Association, Inc. ("Association"), has scheduled the **Annual Meeting & Election** to be held at the following date, time and place:

Date of Meeting: Thursday, December 4th, 2025
Time of Meeting: 6:00 PM
Place of Meeting: MetroWest Master Association
2145 Metrocenter Blvd, Suite #110
Orlando, FL 32835

AGENDA

The order of business of the Annual Meeting & Election shall be as follows:

- I. ESTABLISH A QUORUM
- II. CALL TO ORDER/ PROOF OF NOTICE
- III. SECRETARY – Appoint Secretary for the Meeting for the sole purpose of taking the Minutes of the Organization.
- IV. CONSENT AGENDA
 - a. Approval of Previous Board Meeting Minutes
- V. OFFICE OF PUBLIC SAFETY
- VI. 2025 ANNUAL MEETING & ELECTION
- VII. PRESIDENT'S UPDATE
- VIII. 2026 ANNUAL CALENDAR & STRATEGY WORKSHOP
- IX. ADJOURN

Reorganizational Meeting immediately following

Location Posted: MetroWest Master Association Headquarters, 2145 Metrocenter Blvd, #110, Orlando, FL 32835

MetroWest

METROWEST MASTER ASSOCIATION, INC.
A Corporation Not-for-Profit

NOTICE TO ASSOCIATION AND BOARD MEMBERS
OF
MEETING OF BOARD OF DIRECTORS

November 7, 2025

Notice is hereby given that a meeting of the Board of Directors of Metrowest Master Association, Inc., will be held at the following date, time and place:

Date of Meeting: December 4, 2025
Time of Meeting: Immediately following the Annual Meeting & Election at 6:00pm
Place of Meeting: MetroWest Master Association Headquarters
2145 Metrocenter Blvd, Suite #110
Orlando, FL 32835

AGENDA

The order of business of the regular meeting of the Board of Directors shall be as follows:

- I.** ESTABLISH A QUORUM
- II.** CALL TO ORDER/ PROOF OF NOTICE
- III.** SECRETARY – Appoint Secretary for the Meeting for the sole purpose of taking the Minutes of the Organization.
- IV.** ORDER – We will follow Robert’s Rules of Order, incorporating Board-approved amendments to Board meeting structure
- V.** PUBLIC COMMENTS TO AGENDA ITEMS
- VI.** REORGANIZATION OF THE MWMA BOARD
- VII.** READING OF MINUTES OF PREVIOUS MEETING(S)
- VIII.** NEW BUSINESS
 - a. President Update *(if not given at Annual Meeting)*
 - b. Office of Public Safety *(if not given at Annual Meeting)*
 - c. Rebranding Update(s)
 - d. Violation Process
 - e. 2026 Board Strategy Workshop
 - f. Other
- IX.** ADJOURN

MetroWest

MetroWest Master Association, Inc.

2145 Metrocenter Blvd, Suite #110

Orlando, FL 32835

407-601-5995

mwma_mgr@cfl.rr.com

CERTIFICATE OF AUTHORIZATION

(Residential/Commercial Community Associations)

Pursuant to MWMA Bylaws, Section 3.2.6 Community Association MEMBERS. The President of a Community Association shall be the Representative to act on behalf of the Community Association at all meetings of the MEMBERS of the MASTER ASSOCIATION. The Officers of the Community Association shall be designated by a certificate signed by the Secretary of the Community Association and filed with the Secretary of the MASTER ASSOCIATION prior to the time all proxies are due. The President, in the absence of a revocation of the same, shall conclusively be deemed the person entitled to cast the votes for the Community Association MEMBER at any meeting. In the event the President does not appear in person or by proxy at any meeting, the votes of the Community Association MEMBER may be cast at any meeting by the Vice President, Secretary, or Treasurer, in that order, of the Community Association MEMBER.

The undersigned certifies that he/she is the properly elected and qualified Secretary of the Community Association MEMBER, and further certifies that the following are the current Officers and Directors for the Community Association MEMBER. Further, the undersigned hereby consents to receiving email and SMS communications from the MASTER.

The Board of Directors for _____ is comprised of:
(Property Name)

- | | |
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Signature of Community Association Secretary

Date

MetroWest

MetroWest Master Association, Inc.

2145 Metrocenter Blvd, Suite #110
Orlando, FL 32835

PROXY

If you do not plan to attend the Annual Meeting & Election, please sign and return the General Proxy, for it's necessary to establish a quorum. Pursuant to the MWMA Bylaws, Section 3.3 "... Any proxy issued by a Representative of a Community Association MEMBER may **only** authorize a member of the board or officer of the Community Association to act on the Representative's behalf."

TO: Secretary (or acting Secretary) of the MetroWest Master Association, Inc.
2145 Metrocenter Blvd, Suite #110, Orlando, FL 32835

The undersigned Member, hereby appoints:

_____, as my Proxy holder to attend the meeting of the Members of the MetroWest Master Association to be held on December 4th, 2025 at 6:00PM at the MetroWest Master Association, 2145 Metrocenter Blvd, Suite #110, Orlando, FL 32835. The Proxy holder named above has the authority to vote and act for me at said meeting to the same extent that I would if personally present, with the power of substitution.

Dated this ____ day of _____, 2025

Member Signature:

Print Name:

Community or Commercial Entity:

MetroWest

METROWEST MASTER ASSOCIATION

2145 METROCENTER BLVD, SUITE #110
ORLANDO, FL 32835

BALLOT

The undersigned, being a Member of the MetroWest Master Association, a Florida not-for-profit corporation (the "**Association**"), hereby votes to elect the following person(s) to serve as Director of the Board of the MetroWest Master Association, effective as of the date of the election, which is scheduled for December 4, 2025 and continuing until expiration of the respective term of this person, or until death, resignation, removal or judicial adjudication of mental incompetence.

Three (3) positions shall be filled by Election from the Members. You must vote for no more than **THREE (3)** of the following candidates by **placing an "X"** to the left of the preprinted candidate. **THREE X'S ONLY PLEASE.**

_____ Doug Maskiewicz
_____ Elizabeth Santacruz
_____ Monica El-Rassy
_____ Stina D'Uva
_____ Xinyu Qin

Dated: _____, 2025

MEMBER Signature:

Print Name:

Community or Commercial Entity:

_____ Number of Votes Allotted

Please complete, fold and insert into the (YELLOW) inner envelope with RED LABEL provided marked with the word "BALLOT ONLY" on the front. Please sign and print your name on the WHITE label. Then seal and insert into the outer WHITE already self-addressed envelope and mail or drop off at the MetroWest Master Management Office at 2145 S. Hiawassee Road, #110, Orlando FL 32835

MUST BE RECEIVED NO LATER THAN 5:00PM Wednesday, December 3rd, 2025
****DO NOT INSERT PROXY INSIDE BALLOT ENVELOPE****

Proxies can be sent electronically to MWMA Management at
mwmw.mgr@cfl.rr.com

Douglas Maskiewicz
1075 S. Hiawassee Road
Tradewinds (Unit 928)
Orlando, FL 32835
(617) 694-1277

My name is Doug, and I am currently serving as the Treasurer on the Metrowest Master Association (MWMA) Board of Directors, where I've proudly served for nearly two years. I'm seeking your support for re-election to continue the work we've started and to help move our community forward with transparency, accountability, and care.

My professional background spans several industries and decades of leadership experience. I began my career in Boston, MA, as a Project Manager on the Central Artery/Tunnel Project (commonly known as the Big Dig)—the largest and most complex highway project in U.S. history. Working with Bechtel, my responsibilities included interfacing with contractors, developing project plans and schedules, and conducting on-site inspections.

While living in Boston, I purchased my first condo and served as President of the Condo Board. One of the biggest challenges I faced in that role was enforcing rules fairly and consistently, while also ensuring assessments were collected—giving me firsthand experience with the responsibilities and pressures of HOA leadership.

Later, I moved to the White Mountains of New Hampshire, where I became General Manager of a historic 1940s inn and restaurant. Managing this large, aging property came with unique challenges—from preserving its vintage charm (pulley windows, multiple fireplaces, and a tavern) to maintaining safety, code compliance, and guest satisfaction.

I currently work for Conway Homer, P.C., the nation's most experienced vaccine injury law firm, based in Boston. Our firm is led by Kevin Conway, known for his role in the landmark Woburn, MA toxic trial case.

Serving on the MWMA Board has been a privilege. I believe in responsible budgeting, clear communication, and fostering a sense of unity within the community. If re-elected, I will continue advocating for all owners and ensuring that our association remains strong and financially stable.

I hope to earn your vote for another term.

Hello, my name is Elizabeth Santacruz. I'm the owner of Unit 215 at Madison at MetroWest, located in 2648 Robert Trent Jones Dr, Orlando, Florida, 32835.

I am a lifelong learner with a passion for technology, sports, dance, travel, wellness, and I enjoy developing new skills every day. Professionally, I hold degrees in law and business administration, with an emphasis in international business. I have experience managing a large convention center and working as an administrator in a condominium. In both roles, I was responsible for administrative tasks, analyzed and sign contracts, hire and training the staff, organize events, solving client issues, and overcoming cultural communication barriers. Having lived in several countries in Europe and Latin America has made me a highly adaptable person with great patience for listening to and understanding others. I am a proud polyglot and would like to emphasize that, for this role, I am fluent in English, Portuguese, and Spanish. My experience has also made me very sociable and given me a unique perspective on cultural differences, allowing me to connect with people from diverse backgrounds. I am confident that these skills, combined with my professional experience, will make me a valuable asset to our community and help ensure that everyone feels welcome and heard.

10/09/2025

A stylized handwritten signature in black ink, consisting of a series of loops and curves.



Monica Luiza F. El Rassy

Stonebridge Lakes

Before moving to MetroWest in 2000, Monica worked as a journalist and events planner in Brazil, developing a deep understanding of public relations and communications strategies. She has served as President of the Stonebridge Lakes Homeowner's Association since 2017 and as a Board Member of the Promenades Property Owners' Association since 2019. Monica previously served as the President of the Rotary Club of Brazil Orlando, a chapter of Rotary International that is focused on connecting with members of Orlando's vast Brazilian community. In many of these roles, she has leveraged her ability to speak English, Portuguese and Italian to assist in the execution of various projects and events.



I, **Stina D'Uva**, currently serve on the MetroWest Master Association (MWMA) Board of Directors, having been appointed in August 2025. I respectfully ask for your support to continue serving our community in this role.

With MWMA launching an exciting rebranding initiative for our community, I felt a renewed passion for MetroWest and knew this was the right time to lend my experience, relationships, and resources to help guide this effort. As a **36-year resident of Fairway Cove and Orlando**, I have been honored to serve in numerous leadership and volunteer roles—including my HOA, PTAs, city and county advisory roles, school board initiatives, hospital board service, and as **President/CEO of the West Orange Chamber of Commerce**.

My community service began in the early 1990s and led to my first MWMA board involvement in **2008**, including time as **Board President**. Throughout the years, MetroWest has flourished into a connected and proudly maintained community—preserving our award-winning landscape, hosting meaningful community events, and supporting our local schools through annual grants, all of which I have been proud to support.

As a mother of three sons, my leadership involvement expanded alongside them. I had the privilege of working with community leaders such as **Mayor Teresa Jacobs** and **OCPS Board Member Pam Gould**, contributing to efforts that helped secure the land and opening of **Olympia High School**, improve zoning for **Gotha Middle and Olympia High**, and relieve overcrowding at **MetroWest Elementary** with the opening of **Westpointe Elementary**.

My service also extended to the **Health Central Foundation Board of Directors**, where we successfully advocated for a **Licensed Professional Nurse at MetroWest Elementary**, even before formal school district funding existed. This work, along with additional initiatives, led to opportunities to collaborate with **Mayors Buddy Dyer and Glenda Hood** on City of Orlando education task forces.

During my time as a stay-at-home mother and community advocate, I was appointed to serve as a **Planning and Zoning Commissioner** under **Commissioner Teresa Jacobs**, gaining valuable insight into responsible community growth—experience that continues to guide my decision-making today. When a proposal surfaced to reduce our golf course from 18 holes to 9 to allow residential development, I proudly served as spokesperson for MetroWest, representing our united stance that ultimately protected this valued community asset.

In addition to my volunteer service, I had the honor of leading the **West Orange Chamber of Commerce** for **22 years**, retiring in 2023. Under my leadership, the Chamber earned **Florida Chamber of the Year** three times—**2009, 2012, and 2015**—and I was recognized upon retirement in the **U.S. Congressional Record** by Representatives **Daniel Webster** and **Maxwell Frost**.

The most meaningful accomplishments throughout my career and community service were achieved through collaboration and strong partnerships. I would be honored to continue serving MetroWest and leveraging the **36 years of relationships** I've built across every sector—**local government, education, healthcare, tourism, business, Valencia College, UCF, and beyond**—to benefit our community.

Thank you for your consideration and support in this election for the MetroWest Master Association Board of Directors.

Respectfully,
Stina D'Uva
407-421-1995

Let me briefly introduce myself. I am Chinese and I was born in an ordinary family in a China. My father is a teacher, my mother is a doctor and my brother works in a hospital as an electrician.

Graduating from Henan University in China, I worked in a state agency as an assistant comptroller with with the Chinese Government and rose from to comptroller of entire city.

I have been in charge of the financial work in ten different counties and districts and more than 20 institutions.

For several years I worked in law firm for several different years in Florida. I built and managed and directed a Chinese Media Firm in New York City - would be responsible the operations of the United Nations.

I am very strict with myself and will never rush when doing things but always strive for perfection.

My best friend and the person I love the most is my husband, who has taught me a lot of American customs and social skills as well as financial and building knowledge.

I am a person with a wide range of interest and passion for justice! I hope to be given an opportunity to serve our community and make Metrowest a better place!

XiYu Qin

6159 Metrowest Blvd #103
Orlando, FL 32835

10-8-2025

MetroWest

2025 METROWEST MEMBER VOTES

FSR Account #	PROPERTY OWNER	VOTE
0066-01	168 EGLIN LLC	1
0119-01	2121 VERANDAS OWNER LLC (BLDG 4000)	19
0003-01	7-ELEVEN INC	2
0056-01	ALCORN MCBRIDE	7
0050-01	APOLI & JAVI REALTY LLC	9
0071-01	AZUR AT METROWEST CONDOMINIUM	311
0045-01	BCORE MF HARBORTOWN LLC	1
0013-01	BCORE MF INDIGO WEST OWNER LLC	1
0077-01	BERMUDA DUNES PRIVATE RESIDENCES CONDO	336
0040-01	BIF II - MARINA LANDING LLC	1
0027-01	BILLIE JOHNSON FAMILY TRUST (PANDA EXPRESS)	2
0026-01	BILLIE JOHNSON FAMILY TRUST (MCDONALDS)	2
0025-01	BILLIE JOHNSON FAMILY TRUST (MECATOAS BAKERY)	2
0054-01	BOTANICA LLC	0
0001-01	BR METROWEST LLC (THE DEBRA)	1
0014-01	BREIT CA MF AMARA	1
0078-01	CA VISTA VERDE OWNER LLC	1
0088-01	CARRIAGE HOMES AT STONEBRIDGE COMM	172
0046-01	CENTRAL FLORIDA EDUCATORS FEDERAL	3
0076-01	CENTRAL PARK AT METROWEST CONDO	400
0109-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO PLAZA)	6
0111-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO POINTE)	5
0051-01	CIRCLE K STORES, INC	2
0019-01	CITY OF ORLANDO (SW SUB-STATION)	2
0006-01	CLARACONA LAND DEVELOPMENT LLC	17
016A-01	CRAM HOLDINGS LLC (Bravo US Group Raleigh St)	7
0049-01	DA VINCI ACADEMY LLC	4
0122-01	DAY ZERO LLC (BUILDING 1000 1st Flr)	8
015A-01	EL RANCHO PARTNERS LTD (ARBYS 1174 Kirkman)	1
0068-01	EXODUS HOLDINGS (Bubble Brothers)	1
0099-01	FAIRWAY COVE HOMEOWNERS ASSOC	138
0024-01	FAIRWINDS CREDIT UNION	1
0028-01	FAIRWINDS CREDIT UNION	1
0002-01	FALCONS CREATIVE GROUP	1
002A-01	FALCONS CREATIVE GROUP	1
0115-01	FALCONS CREATIVE GROUP	20
0055-01	FL METRO WEST HOLDINGS, LLC	18
0116-01	FLORIDA NURSERY GROWERS & LANDSCAPING	2
0075-01	FOUNTAINS AT METRO WEST CONDO	238
125i-01	GEOSAM VERANDA LLC VIA AREZZO AVE	1
125l-01	GEOSAM VERANDA LLC LAKE DEBRA DR TRACT L	1
125r-01	GEOSAM VERANDA LLC PIAZZA GRANDE AVE TRACT R	1
125h-01	GEOSAM VERANDA LLC VIA LAGO LANE	1

FSR Account #	PROPERTY OWNER	VOTE
0125-01	GEOSAM VERANDA LLC 2201 HIAWASSEE VACANT PARKING	1
125e-01	GEOSAM VERANDA LLC 6850 VIA LAGO LANE TRACT E	1
125f-01	GEOSAM VERANDA LLC 6900 VIA LAGO LANE TRACT F	1
125g-01	GEOSAM VERANDA LLC S HIAWASSEE RD TRACT G	1
125c-01	GEOSAM VERANDA LLC 6810 VIA LAGO LANE TRACT C	1
125d-01	GEOSAM VERANDA LLC 6920 VIA LAGO LANE TRACT D	1
125a-01	GEOSAM VERANDA LLC 6980 VIA LAGO LANE LOT 7	1
125b-01	GEOSAM VERANDA LLC 6980 VIA LAGO LANE TRACT B	1
0041-01	GOLDELM AT METROWEST	1
0084-01	HAMPTONS AT METROWEST CONDOMINIUM	773
0100-01	HAWKSNEST AT METROWEST HOMEOWNERS	91
0092-01	HORIZONS AT STONEBRIDGE PLACE CONDO	180
0016-01	JOSEPH FAMILY TRUST (WAWA)	3
0110-01	KIRKMAN EQUITIES LLC	6
016B-01	KIRKMAN RALEIGH DECLARANT LLC & CRAM HOLDING	1
0036-01	LAKE ASSOCIATES LTDN (Aldi)	19
0023-01	LAKE VIEW METRO WEST LLC (VACANT PARCEL)	1
0082-01	MADISON AT METROWEST CONDOMINIUM	364
0090-01	MANDALAY AT STONEBRIDGE COMMONS	104
0029-01	MANDY SYERS, TRACY IVERSON, & ROBERT SLATT TRUST (CHIPOTLE)	1
0037-01	MCDONALDS CORP	2
0015-01	MDC COAST 28 LLC (24 Hour Fitness 1101 Resource)	14
0018-01	MELROSE PARTNERS LLC	4
0096-01	METRO PARK FOUR CONDOMINIUM	10
0039-01	METRO PARK LLC	1
0095-01	METRO PARK ONE CONDOMINIUM ASSOC	10
0097-01	METRO PARK THREE CONDOMINIUM	15
0043-01	METRO POINT OF FLORIDA LLC	13
0030-01	METROCENTER OFFICE (WINDSOR 2101 MCB)	34
0032-01	METROCENTER OFFICE (1800 RETENTION)	1
0034-01	METROCENTER OFFICE (2145 MCB BERKSHIRE)	42
0031-01	METROCENTER OFFICE (PARKING LOT MCB)	1
0033-01	METROCENTER OFFICE (VACANT 7.17AC)	1
0004-01	METROWEST BUILDING LLC	12
0073-01	METROWEST EXECUTIVE PLAZA CONDO	6
0117-01	METROWEST GOLF INVESTMENT LLC	4
0118-01	METROWEST GOLF INVESTMENT LLC	1
0007-01	METROWEST GOLF INVESTMENT LLC	1
0008-01	METROWEST GOLF INVESTMENT LLC	7
0009-01	METROWEST GOLF INVESTMENT LLC	1
0011-01	METROWEST GOLF INVESTMENT LLC	1
0062-01	METROWEST INVESTMENT GROUP	1
0137-01	METROWEST INVESTMENT GROUP	1
0135-01	METROWEST MASTER ASSOC INC	0
0070-01	METROWEST PROFESSIONAL PLAZA CONDO	15
0061-01	METROWEST SHOPPES ORLANDO LLC	13
0105-01	METROWEST UNIT FIVE HOMEOWNERS	370
0063-01	METROWEST VILLAGE STATION LLC	38
0094-01	METROWEST WILSHIRE PLAZA CONDO	7

FSR Account #	PROPERTY OWNER	VOTE
0126-01	MILLENNIUM METRO WEST LLC (6875 PIAZZA GRANDE)	1
0127-01	MILLENNIUM METRO WEST LLC (6900 PIAZZA GRANDE)	1
0022-01	MREI III METROWEST LLC (SUMMIT)	1
0038-01	MURPHY OIL USA INC	1
0065-01	NATIONAL RETAIL PROPERTIES LP (TRUIST)	2
0081-01	OFFICES AT VERANDA PARK BUILDING 1000	21
0079-01	OFFICES AT VERANDA PARK BUILDING 7000	8
0080-01	OFFICES AT VERANDA PARK BUILDING 8000	11
0047-01	OPS HOLDINGS LLC (VACANT PARCEL)	1
0083-01	ORLANDO 301 VENTURE LLC (ALVISTA)	1
0102-01	PALMA VISTA HOMEOWNERS ASSOCIATION	189
0005-01	PARAMOUNT WESTGATE LLC	1
0106-01	PARK AVE MULTIFAMILY PARTNERS (Estates)	1
0072-01	PARK CENTER AT METROWEST CONDO	13
0052-01	PIAGET ACADEMY INC	3
0021-01	PROFESSOR X HOLDINGS LLC	8
0086-01	PROMENADE CONDOMINIUM ASSOCIATION	124
0020-01	RAMLEE HOLDINGS LP (VACANT PARCEL)	1
0120-01	RETAIL AT VERANDA PARK BLDG 7000 COA (7000 1st Flr)	6
0124-01	RETAIL AT VERANDA PARK BLDG 8000 COA (8000 1st Flr)	5
0107-01	REVA KAY UNIVERSAL LLC	24
0044-01	RMC HIAWASSEE LLC (CVS)	4
0059-01	RUMASA CORP	14
0060-01	RUMASA CORP	1
032A-01	SENTINEL HGV (1800 MCB HILTON CALLCENTER)	12
0069-01	SERENATA CONDOMINIUM ASSOCIATION	398
0042-01	SHAKED 25 LLC	18
0114-01	SIENNA GARDENS LLC	13
0035-01	SENTINEL HGV (6355 MWB HILTON GRAND VACATIONS)	38
0017-01	SNH MEDICAL OFFICE PROPERTIES TRUST	7
6302-01	STONEBRIDGE COMMONS COMMUNITY ASSN	0
0085-01	STONEBRIDGE LAKES CONDOMINIUM	208
0103-01	STONEBRIDGE LAKES HOMEOWNER ASSOC	106
6101-01	STONEBRIDGE PLACE MASTER ASSN	0
0093-01	STONEBRIDGE RESERVE CONDO	296
0074-01	TRADEWINDS CONDOMINIUM ASSOCIATION	544
0064-01	US LEADER RESTERAUNTS/JANA CORP	1
0087-01	VENTURA AT STONEBRIDGE CONDOMINIUM	200
0131-01	VERANDA PARK COMMERCIAL PROPERTY OWNERS ASSN	0
0113-01	VICTORY MALL,LLC	14
0104-01	VILLA CAPRI AT METROWEST ASSOCIATION	141
0101-01	VISTA ROYALE HOMEOWNERS ASSOCIATION	70
0089-01	VISTAS AT STONEBRIDGE COMMONS CONDO	146
0091-01	VISTAS AT STONEBRIDGE PLACE CONDO	130
0058-01	VPU METROWEST LLC	1
0057-01	VPU METROWEST LLC	9
0108-01	WAL MART STORES EAST LLC	79
0067-01	WALGREEN CO	5
0112-01	WASH DEPOT I INC	5

FSR Account #	PROPERTY OWNER	VOTE
0048-01	WENDYS OF NE FLORIDA INC	2
0012-01	WEST VUE GROUND OWNER LLC	1
0098-01	WESTCHESTER HOMEOWNERS ASSOCIATION	160
0123-01	WSMS LLC (BUILDING 1500 1st Flr)	1
0136-01	WSMS LLC (BUILDING 1500 2nd Flr)	28

7002