



2025 Notice of Annual Meeting

November 19, 2025

Dear Element Condominium Homeowners,

This is to inform you that the Annual Meeting of Element Condominiums will be held on:

Date: December 11th, 2025

Time: 7:00 PM

Location: Element Clubroom/Lobby & Online

Microsoft Teams meeting

Join on your computer, mobile app, or room device

Microsoft Teams

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWRhOGE2YTEtMDM2NC00MWlwLTlhODctZjdmMTUwOTk4N2Zm%40thread.v2/0?context=%7b%22Tid%22%3a%22235f3d57-35b0-49c1-aa95-08686b3436ea%22%2c%22Oid%22%3a%22678dad6a-ac18-4e36-a0e9-b5e0fb69bab4%22%7d

Meeting ID: 299 420 666 998 59

Passcode: w3wf3p63

Agenda:

- Call to Order
- Approval of Minutes from the Previous Annual Meeting
- Ratification of Previous Votes
- Treasurer's Report
- President's Report
- Managers' Report
- Presentation and Approval of the Annual Budget
- Election of Board Members
- Open Floor for Homeowner Comments and Questions

Your participation is crucial to the success of our community, and we encourage all homeowners to attend or submit their proxies if unable to do so in person.

If you have any specific agenda items you would like to discuss, please submit them in writing no later than November 28th, 2025. We look forward to your presence and active participation in shaping the future of Element Condominiums.

Serving Proudly on behalf of your Board of Directors,
Element Management Team



Element Condominium Association
390 17th Street
Atlanta, GA 30363

Election Proxy Form

Dear Element Condominium Homeowners,

I, the undersigned, am a homeowner at Element Condominium Community and am unable to attend the upcoming election for the 2026 Board of Directors scheduled for December 11th, 2025. Therefore, I hereby appoint _____ as my proxy to vote on my behalf.

Proxy Holder's Name: Proxy Holder's Address: _____

I understand that my proxy will have the authority to vote on all matters that may come before the homeowners during the election, and I trust that _____ will exercise this responsibility in my best interest.

I have attached a copy of my identification for verification purposes.

In the event that _____ is unable or unwilling to serve as my proxy, I appoint the following individual as my alternative proxy:

Alternative Proxy's Name: _____

Alternative Proxy's Address: _____

I understand that by submitting this proxy form, I am granting the designated proxy holder the authority to vote on my behalf at the upcoming election. This proxy is valid only for the specified election and any related matters.

Homeowner Unit# _____

Homeowner Signature _____

**Please return your proxy to the Management office by December 5th
2025.**



2025 Board Election with ElectionBuddy Online Voting



Dear Residents,

We're excited to announce that this year's election for the Board of Directors will be conducted through ElectionBuddy, a secure online voting platform. Using ElectionBuddy for our elections offers several benefits, including greater convenience, enhanced security, and real-time tracking of votes to ensure accuracy and transparency.

Here's how it works:

Email Verification: Please ensure your email address is current and on file with us, as all election materials, including your unique voting link, will be sent to this email. This allows you to access your ballot directly from your inbox, making voting quick and simple. Be on the look out for your voting link and additional instructions on or around November 21st.

Secure, Anonymous Voting: ElectionBuddy ensures that all votes are anonymous and securely encrypted, so your choices remain confidential.

Reminders & Deadlines: ElectionBuddy will send reminders to vote, helping everyone remember to participate before the deadline.

Accessible Anywhere: Vote from any device with internet access – no need to be onsite or mail in a paper ballot.

If you have questions or need assistance, please reach out to management. Thank you for your participation and commitment to our community!

**THERE ARE (5) BOARD SEATS UP FOR ELECTION
1/3 (33%) OF TOTAL ELIGIBLE VOTES ARE REQUIRED TO
MEET QUORUM**

Element Condominium Association 2026 Budget

As we approach the upcoming fiscal year, we would like to inform you about the new budget for 2026, which has been carefully crafted with the well-being of our community in mind.

The Board would like to thank all of you who shared your thoughts and concerns regarding the 2026 budget. We want you to know: we hear you. Your desire to keep assessments low and spending tight was front and center in every discussion we had.

With that in mind, we are pleased to share that there will be no special assessment in 2026, and the annual assessment increase will be limited to just 2.3%. This modest adjustment reflects our commitment to balancing financial prudence with the realities of rising service costs and inflation.

While costs for essential services—such as landscaping, utilities, and insurance—continue to climb, we worked diligently to keep the impact on your wallets as minimal as possible. The 2.3% increase allows us to maintain the quality of services you expect, without placing undue burden on homeowners.

To further support long-term financial health, we do not plan to undertake any major capital improvement projects in 2026. Instead, we will focus on building our reserves, ensuring we are well-prepared for future needs and larger projects down the road. We will complete the painting and lobby refresh already in progress, and then shift our attention to routine maintenance and upkeep—the kind of work that protects property values and keeps our community looking its best.

We appreciate your continued engagement and support as we work together to maintain a vibrant, well-managed community.

Best Regards,
Serving Proudly on Behalf of your Board of Directors,
Element Management Team

element

CONDOMINIUM
ASSOCIATION
2026 BUDGET



HomeOwners
ADVANTAGE