Queen's Landing Thursday Digest

October 15, 2026

Hello QL Neighbors,

Summary of Topics THIS WEEK:

- ***ANNUAL MEETING October 16, 7pm***
- *Please make sure you submit your attendance proxy AND vote for Board candidates*
- *FSR Property Manager Onsite office hours*
- *Next Board Meeting date and Calendar and News – where to find*

ANNUAL MEETING TOMORROW NIGHT 7pm, Chester Room and online

- The Board election ballots have been activated and sent to owners.
- Voting ends October 16th, 7pm
- It is important to vote, even though we have five candidates for six slots. If we don't get a voting and attendance **quorum** no one gets elected and we have to schedule a second Annual Meeting.

Board Election

Who votes and how:

- On September 28, QLCUO owners listed as the primary owner on the FSR Portal received an email from vote@simplyvoting.com.
- It included instructions on voting and your unique identifier log-in information.
- Only one email per unit will be received, as it is one weighted vote per unit.
- If you own more than one unit you received a separate email for each unit containing a unique identifier for that unit. You must open each email and click the link in the email to exercise all of your votes.
- If you feel your unit did not receive the voting email, please contact office@queenslanding.org

Your ballot can also be your attendance proxy. We encourage you please to say YES to the attendance proxy, just in case you cannot attend the Annual Meeting. If you do attend, you will not be counted twice.

A Meeting Quorum is Critical. A quorum is required to conduct the Annual Meeting. That is counted as those present at the meeting, plus those who submitted a proxy for attendance. We will not double count if you submit a proxy AND attend the meeting.

If we do not obtain a quorum we must adjourn and reconvene an Annual Meeting not less than fifteen days after the time the original meeting was called.

The Board will vote on 2027 Budget, October 16, 2026

Notices were sent via email from FSR of a Board vote to approve the 2027 budget. The Board is able to propose a 2027 budget limiting our fee increase to 3.5%, while improving our insurance coverage, AND adding $25,000 to our reserves. The 3.5% increase is the lowest increase since 2023.

The Board will vote on this budget at the Annual Meeting on October 16, 2026.

FirstService Residential Update – office hours

You can find either Lee Abendschoen or Annee Gorman in the office Monday-Thursday, 8-4, and Friday 8-3. Outside of those hours the Call Center is very helpful, so do stay on the line if you call 410-643-

5192 during office hours and your call is transferred. For after-hours emergencies please call 800-870-0010. You can also email office@queenslanding.org

Next Board Meetings –

- Annual Meeting, October 16, 2026, 7pm
- Special Board meeting, October 19, 2026, 7pm, for the sole purpose to consider and vote on several maintenance contracts
- Regular Board meeting, November 16, 2026, 7pm

To log in please go to https://queenslanding.org/calendar/

Calendar and News – where to find

The Queen's Landing website is the repository of our master calendar and of community updates and news. Please check it regularly. https://queenslanding.org/

Governing Documents, Rules, Policies – where to find

While you can find some of these on the public website, noted above, the owner portal at https://queenslanding.connectresident.com/ is the keeper of these resources. On the left of your opening **Dashboard**, *see* **Forms & Documents,** *click* **View All.** Then in the top center **Search Box**, *type in a keyword* you are seeking.