

Homeowners Association of Castlegate II, Inc.

3363 University Dr East Suite 215

Bryan, Texas 77802

979-764-2500

September 25, 2025

Dear Association Member:

The Homeowners Association of Castlegate II, Inc. requests your attendance at the 2024 Annual Homeowner's Meeting, to be held on **Tuesday, October 14th, 2025, at 7:00pm**. The meeting will take place at the Castlegate II Event Center, located at 4205 Norwich Drive, College Station, TX 77845.

Yesterday, each Lot with a valid email address and cell phone number on file was sent a link for Election Buddy, to be able to cast their vote in the election electronically. ***If you did not receive an email AND a message via text with your security code, and you wish to vote via Election Buddy, please reach out to us at castlegateli@bealbcs.com so we can update your information. You may also request an emailed or mailed printable copy of your Election Buddy ballot by emailing the address above.***

Please note that voting via electronic means (Election Buddy) constitutes casting a legal and binding Absentee Ballot. The names listed on the ballot are solely individuals that have applied to be considered for a nomination to the board at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. Additional individuals may be nominated from the floor that are not named on this ballot. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these candidates or proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Forwarding your Election Buddy email, sharing your private voting code, or otherwise allowing another person to cast a vote in your stead constitutes assigning them your proxy and assigns them all rights and reservations granted by same. You may vote electronically via Election Buddy and later choose to attend any meeting in person, in which case any in-person vote will prevail.

The meeting will also be available via Zoom for those who are not able, or do not wish to attend in person. Please note that attending via Zoom is limited to observation only and does NOT allow you to be counted towards the quorum required for the meeting. You will be unable to vote or participate in the meeting unless you a) send a proxy with someone else, b) vote absentee via Election Buddy, or c) attend in person.

Owner packets, including all financial documents and the agenda for the meeting will be posted on Beal's website on or before 5:30pm October 14th, 2025. Zoom link will also be posted at the same time. The packet will also be handed out to those who attend in person.

ON THE BALLOT

The only item on the ballot this year is the election of one Directors.

1. **New Board** Election—Each Member will be electing 1 Director to the Board of Directors to fill expired terms. ***On your ballot you will select up to one (1) Director.*** Each vacancy created by an expired term will be filled with a Director who will serve a 3 year term.

IMPORTANT REMINDERS

- If you are not planning to attend in person, or voting via Election Buddy, but would like someone to cast your vote in your absence, you **MUST** sign and date the attached **PROXY** and send it to the meeting with the designated person. **The person signing must be listed on the property deed. If a spouse is not listed on the deed, they WILL need a proxy to cast a vote.**

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2025 ANNUAL MEETING PROXY

If you are unable to attend the Annual Meeting on October 14, 2025 in person, and wish to designate someone else to cast a vote in your stead, please complete the proxy below assigning your vote to another person or Association member who can attend. Your proxy may be another Association member, a family member, a member of the Board of Directors, or any other adult of your choice. Please note: Anyone voting who is NOT listed on the property deed of record MUST have a signed proxy in order to cast a ballot.

Proxy form must be hand carried to the meeting by the Proxy.

Please Print Clearly

Property Address: _____

Printed Name of Owner(s): _____

Signature of Owner: (Must be Signed to be Valid) _____

Dated this ____ Day of _____, 2025.

2025 Annual Membership Meeting Proxy

The above signed hereby appoints: (Name of person who will be attending): _____, as their agent, and in their name and stead, to vote as their Proxy at the 2025 annual meeting of the Homeowners Association of Castlegate II, Inc., according to the percentage of votes assigned to them, to act for them on all matters that come before the membership at the meeting as fully as if they were present. This proxy applies to the October 14, 2025 annual meeting and may be revoked by the above signed owner, in writing, at any time prior to the meeting.

For multiple parcels Owned, please list each address separately above or complete a separate Proxy form for each parcel owned.

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2025 ANNUAL MEETING BALLOT – Page 1 of 1

Please Print Clearly

Property Address:

Printed Name of Owner(s):

Signature of Owner: (Must be Signed to be Valid)

Dated this_ Day of_ , 2025.

Election of Directors (3 year term)

Castlegate II HOA Board of Directors Candidates – *Please vote for one (1) Directors.*

☐

Joseph Battaglia

☐

Mark Cloud

☐

Write In Candidate _____

CASTLEGATE II HOA

3363 University Drive, Suite 215
Bryan, TX 77802
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The Homeowner's Association of Castlegate II, Inc. requests your attendance at the 2025 Annual Homeowner's Membership Meeting to be held Tuesday, October 14, 2025 at 7:00 pm at the Castlegate II Event Center, 4205 Norwich Drive, College Station Texas 77845. If you wish to address the membership, please submit your request in writing no later than 5pm on Friday, October 10, 2025 to castlegateii@bealbcs.com

Homeowners Association of Castlegate II, Inc. **2025 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice (Notice emailed or mailed to all owners)
4. Reading of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Reports of committees
 - Architectural Control Committee
 - Landscape Improvement Committee
 - Social Committee
7. Election of Directors
 - Introduction of Candidates
 - Voting
 - Announcement of New Directors
8. Unfinished Business
9. New Business
10. Adjournment

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

☒ I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: Joseph Battaglia

Property Address: 4000

Phone(s): 202

Email: josebattaglia

How long have you lived in Castlegate II? 3 Year(s) 5 Month(s)

Previous HOA Experience: ☐ Yes ☒ No

Describe:

While I have no previous HOA board experience, I have served on the advisory board for Global Life and currently sit on the board of directors for Track Star League.

Are you willing to attend board meetings as necessary to effectively serve the Association? ☒ Yes ☐ No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? ☒ Yes ☐ No

Goals for, and how you feel you can best serve the community:

As a resident of Castigate II for nearly three and a half years, I am deeply invested in our community's success and well-being. My professional experience as EVP of Media & Strategy at Track Star League has honed my ability to foster collaborative teams, conduct targeted research on community needs, and drive sustainable growth—skills that directly translate to effective HOA governance. Additionally, my service on the advisory board for Global Life and current role on the board of directors for Track Star League have equipped me with C-Level leadership in team management, partnership building, and strategic planning, enabling me to serve with creativity integrity, and empathy to promote perpetual learning, resolve community challenges, and inspire outcomes that strengthen Castigate II for all residents.

*Attach additional sheets as necessary

Forms must be received by 09/24/2025

Completed forms may be submitted via mail or email:

Homeowners Association of Castlegate II, Inc.

c/o Beal Properties

3363 University Drive East, Suite 215

Bryan, TX 77802

Email: castlegatell@bealbcs.com

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website
Candidate Information

***I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: **Mark Cloud**

Property Address:

Phone(s):

Email:

How long have you lived in Castlegate II? 3 Years

Previous HOA Experience: Yes

Describe:

Currently sit on 4 HOA boards in Texas and Indiana.

Serve as President of Wilshire Court HOA in College Station.

Also serve as a board member on the following boards:

- Gruene Villages in New Braunfels;
- Bellevue Homeowners Association in Carmel, IN;
- Casinas at the Heights in San Antonio

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes

Goals for, and how you feel you can best serve the community:

- 1) Ensure that this wonderful community has a fully funded reserve account for the next 30 years in order to assure that property values continue to appreciate and to continue the high quality of life for all of the owners.
- 2) Ensure that resources are in place so that the CCR's can be adequately enforced to protect all owner's high quality of life and ensure that owners investments in the community are protected.

*Attach additional sheets as necessary

Forms must be received by 09/24/2025

Completed forms may be submitted via mail or email:

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