



GRAND LANDINGS MASTER HOMEOWNERS' ASSOCIATION

c/o Property Advisors Management

To: All Homeowners of Grand Landings Master Homeowners' Association, Inc.
Subject: Special Membership Meeting – Bylaw Amendment Approval

Dear Homeowners,

The Board of Directors of Grand Landings Master Homeowners' Association, Inc. invites you to a **Special Membership Meeting** to vote on a proposed amendment to the Association's Bylaws. Your participation is crucial, as a quorum must be established to approve this amendment. The quorum requirement is 30% in person or by proxy.

Meeting Details:

- **Date:** August 5, 2025
- **Time:** 6:00 PM
- **Location:** 100 Fin Way, Palm Coast, FL 32164

Please see enclosed:

1. Agenda Notice
2. Proxy Vote

Why Your Vote Matters

To amend the Bylaws, a quorum of membership must be present, either in person or by proxy. **If you are unable to attend**, we strongly encourage you to complete and return the **attached Proxy Vote Form** to ensure your voice is heard.

How to Submit Your Proxy Vote:

1. **Complete the attached Proxy Vote Form.**
2. **Return via email or mail, to be received no later than 5:00 pm on August 4, 2025 (one day before the meeting). Email to info@propertyadvisorsmanagement.com.**
3. **Or have your assigned proxyholder turn in your completed Proxy Vote Form at the meeting no later than 6pm on August 5, 2025 (date of meeting).**

Your engagement is essential in shaping the governance of our community.

We appreciate your participation and look forward to your support in this important matter.

Grand Landings Master HOA
c/o Property Advisors Management
12724 Gran Bay Pkwy W Suite 410
Jacksonville, FL 32258



GRAND LANDINGS MASTER HOMEOWNERS' ASSOCIATION

c/o Property Advisors Management

NOTICE OF SPECIAL MEMBERSHIP MEETING GRAND LANDINGS MASTER HOMEOWNERS' ASSOCIATION, INC.

Date: August 5, 2025

Time: 6:00 PM

Location: 100 Fin Way, Palm Coast, FL 32164

Notice is hereby given that a **Special Membership Meeting** of the Grand Landings Master Homeowners' Association, Inc. will be held on the date and time stated above. The purpose of this meeting is to vote on proposed amendments to the Association's Bylaws.

AGENDA

1. **Call to Order**
2. **Establishment of Quorum**
3. **Approval of Meeting Agenda**
4. **Vote on Proposed Amendments**
5. **Adjournment**

LIMITED PROXY FORM

The undersigned, owner or designated voter of House #: _____

Address: _____

Palm Coast, FL. 32164, located in the **Grand Landings Subdivision**, hereby appoints:

(Print name of Proxy Holder): _____

as my proxy holder to attend the **Special Membership Meeting for the Bylaws of Grand Landings Homeowner Association**, to be held on **Tuesday, August 5th, 2025, at 6:00 PM** (sign-in will start at 5:00 PM). The location of the meeting is **THE ARMORY at 100 Fin Way, Palm Coast, FL 32164**. The proxy holder will act for me to the same extent that I would if personally present, with the power of substitution, except that my proxy holder's authority is limited as indicated below:

LIMITED POWERS (For your vote to be counted on the following issues, you must indicate your preferences in the blank(s) provided below.) I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as indicated below:

Proposed Grand Landings Bylaws Amendment

Substantial rewording of the Bylaws – Proposed, Amended, and Restated

☐ **YES** – The Proposed, Amended and Restated Bylaws of Grand Landings Master Homeowners' Association, Inc., be amended as specifically set out in the attachment to the Notice of Special Members' Meeting.

☐ **NO** – I do not approve of the Amendments to the Bylaws.

1. Please fill out your name, property address, and the proxy holder's name.
2. Mark your vote on the proposed Bylaw change.
3. Sign and date the form and submit **no later than August 4th at 5pm**.

Return to: info@propertyadvisorsmanagement.com

DATE: _____

Signature of Owner or Designated Voter: _____

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates: _____
to substitute for me in voting the proxy as set forth above.

Date: _____

Signature of Proxy Holder: _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN. 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. DBPR form 33-033 Modified.

**CERTIFICATE OF APPOINTMENT OF VOTING MEMBER
("Voting Certificate")**

To the President/Secretary of Grand Landings Master Homeowner Association, Inc
THIS IS TO CERTIFY that the undersigned, constituting all of the record Owners of the property located
at: _____; Palm Coast, FL 32164 have
designated:

(Name of Voting Member)

as their representative to cast all votes that pertain to the Proposed Bylaws Membership Vote on
August 5th, 2025. Said Owners may be entitled to cast their vote at The Special Membership Meeting of
the Grand Landings Homeowner's Association for this purpose as provided by the Declaration of
Covenants and Restrictions, Articles of Incorporation, and By-Laws of the Association.

The Following examples illustrate the proper use of this Voting Certificate:

- (A) Property owned by individuals who are not married – **A Voting Certificate is required** designating one of the
owners of the Property as the person entitled to vote.
- (B) Property owned by a corporation or other entity – **A Voting Certificate is required** designating the person
entitled to vote, signed by the properly designated officer(s), partner(s) or principal(s) of the respective legal
entity.

**PRINT THE ONE INDIVIDUAL WHO VOTES, AND NO ONE ELSE. THIS FORM IS NOT A PROXY; SO PLEASE BE SURE
TO DESIGNATE ONE OF THE JOINT OWNERS OR CORPORATE OWNERS OF THE UNIT AS THE VOTING MEMBER,
NOT A THIRD PERSON.**

This Voting Certificate is made pursuant to the By-Laws and shall revoke all prior voting certificates and
be valid until revoked by a subsequent voting certificate.

DATED this _____ day of _____, 20____

SIGNATURES FOR INDIVIDUAL OWNERS

By: _____
Print Name: _____
By: _____
Print Name: _____

By: _____
Print Name: _____
By: _____
Print Name: _____

SIGNATURES OF CORPORATE OWNERS

Name of Corporation: _____
By: _____
Print Name & Title: _____
ATTEST (Secretary): _____