

Indian Wells Golf Villas Homeowners Association, Inc.

*c/o Anchor Associates, Inc.
2340 Stanford Court, Naples, FL 34112
(239) 649-6357 office*

FIRST NOTICE OF ELECTION

ATTENTION: Members of Indian Wells Golf Villas Homeowners Association, Inc.

On January 24, 2026, we will be holding our annual election of Directors. In accordance with the Bylaws of the Association and Florida's Homeowners' Act, the election will proceed as follows:

- An Annual Election is to be held on the date of the Annual Meeting. This year there is one (1) expiring seat on the Board of Directors. The number of Directors which shall constitute the whole Board of Directors shall be at least three (3) and no more than five (5).
 - As such, in the case where four (4) or more candidates exist, a five (5) Director Board will be elected. Members will elect three (3) Directors to fill out the five (5) member Board, with the candidate receiving the highest number of votes receiving a term of three (3) years and the next two (2) Directors receiving the next highest number of votes receiving terms of two (2) years.
 - If only three (3) candidates come forth, there will be no election, and the three (3) candidates will be appointed to the Board thus filling out the five (5) member Board.
 - In the case where two (2) candidates exist, a three (3) Director Board will be elected. Members will elect the one (1) Director to fill out the three (3) member Board with the candidate receiving the highest number of votes to a term of three (3) years.
 - If only one (1) candidate comes forth, there will be no election, and the one (1) candidate will be appointed to the Board thus filling the three (3) member Board and receiving a term of three (3) years.
- If you wish to be a candidate, your written notice may be delivered either by regular mail, personal delivery or certified mail, return receipt requested, to the Association:

Indian Wells Golf Villas Homeowners Association, Inc.
c/o Anchor Associates, Inc.
2340 Stanford Court
Naples, Florida 34112

It must be received by December 15, 2025.
- If you hand deliver your notice, you are entitled to a written receipt from the person you give it to.

Qualifications:

As stated in our BYLAWS.

4.2 Qualifications. Each Director must be a Lot Owner or Primary Occupant or the spouse of a Lot Owner or Primary Occupant. In the case of a Lot owned by a corporation, any officer is eligible for election to the Board of Directors. If a Lot is owned by a partnership, any partner is eligible to be a Director. If a Lot is held in trust, the trustee, grantor or settler of the trust, or any one of the beneficial owners residing in the Lot is eligible to be elected to the Board of Directors. Owners of a single Lot shall not serve on the Board at the same time. If said persons own more than one Lot, they may serve on the Board at the same time.

Michael Cohen, CAM

Anchor Associates, Inc. – for Indian Wells Golf Villas Homeowners Association, Inc.

Indian Wells Golf Villas Homeowners Association, Inc.

As stated in Florida Statute 720.306 Meetings of members; voting and election procedures; amendments.—

(9) **ELECTIONS AND BOARD VACANCIES.—**

(b) *A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot. A person serving as a board member who becomes more than 90 days delinquent in the payment of any fee, fine, or other monetary obligation to the association shall be deemed to have abandoned his or her seat on the board, creating a vacancy on the board to be filled according to law. For purposes of this paragraph, the term “any fee, fine, or other monetary obligation” means any delinquency to the association with respect to any parcel. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon’s civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a person was ineligible to seek election to the board or that a member of the board is ineligible for board membership.*

- Each candidate has the option to submit a one-page (8-1/2" by 11") information sheet (one-sided only) describing his or her background, education, and qualifications by either utilizing the form included in this mailing or a separate sheet (one-sided only). This sheet must be received by the Association at the address shown above by **December 20, 2025.**
- Neither the Board nor the Association is permitted to edit, alter, or otherwise modify the content of the candidate information sheet and, therefore, takes no responsibility for its content.

The Association will mail a Second Notice of the Annual Election to all owners together with voting instructions and a ballot should they be necessary, which shall list in alphabetical order the names of every unit owner or other eligible person who qualified to be a candidate. Included will be any information sheets submitted timely by the candidates. Also included will be a detailed meeting agenda, a proxy for the annual meeting and any other meeting materials.

- The term years will be determined by balloting, even if the number of qualified candidates is less than or equal to the number of Directors to be elected.
- After you receive the Second Notice of Election you will be able to vote by mail, or you may bring your ballot to the Annual Meeting. Regardless of how you vote, a system has been established, as required by law, to provide for the secrecy of your ballot.
- Complete instructions for that part of the process, including how the election will be handled at the Annual Election of Directors & Annual Members’ Meeting, will be included with the second notice.

The Annual Election & Meeting of Members of the Association will be held on **Saturday, January 24, 2026, at 11:00 AM, at Anchor Associates, Inc., 2340 Stanford Court, Naples, FL 34112.**

Michael Cohen, CAM

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**FIRST NOTICE OF ANNUAL ELECTION OF DIRECTORS
&
ANNUAL MEETING OF MEMBERS**

In accordance with the Bylaws of the Association and Florida's Homeowners' Act, you are hereby notified that THE ANNUAL ELECTION OF DIRECTORS & ANNUAL MEMBERS' MEETING for the Association will be held at the following date, time and place.

Date: Saturday, January 24, 2026

Time: 11:00 AM

**Place: Anchor Associates, Inc., 2340 Stanford Court, Naples, FL
34112**

*******NOTICE OF INTENT TO BE A CANDIDATE*******

If you wish to be a candidate and have your name included on the ballot, this form may be completed and returned either by regular mail, personal delivery or by certified mail, return receipt requested to the Association at c/o Anchor Associates, Inc., 2340 Stanford Court, Naples, Florida 34112, **by December 15, 2025.**

Please place my name on the ballot for this Annual Election as a candidate for Director.

Property Owner: _____
Please print

Property Address: _____

Signature: _____

_____ (*Initial*) I certify that I have read the association's declaration of covenants, articles of incorporation, bylaws, and current written policies and will work to uphold such documents and policies to the best of my ability and that I will faithfully discharge my fiduciary responsibility to the association's members. This certification is not necessary to be a candidate but within 90 days of election or appointment, each director must submit a certificate of completion of department approved educational curriculum. The certificate is valid for up to 4 years and a director must complete the education requirements every 4 years. The program must include training related to financial literacy and transparency recordkeeping, levying of fines, and notes and meeting requirements. In addition to requirements for newly appointed directors, the director of an association with fewer than 2,500 parcels must complete at least 4 hours of continuing education each year, and a director of an association with more than 2,500 parcels must complete at least 8 hours of continuing education per year.

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CANDIDATE INFORMATION SHEET

NAME: _____

HOUSE #: _____

PERMANENT ADDRESS:

EDUCATION:

PERSONAL and/or PROFESSIONAL BACKGROUND: _____

PRIOR ASSOCIATION EXPERIENCE:

COMMENTS ABOUT BOARD CANDIDACY: _____

