



FIRST NOTICE OF ANNUAL MEMBERSHIP MEETING AND ELECTION OF DIRECTORS

December 12, 2022

NOTICE IS HEREBY GIVEN that the 2023 Annual Membership Meeting and Election of Directors of **GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.** (“**Association**”) will be held on **February 9, 2023 at 6:00 PM, located at 100 Circuit Road, Nokomis, FL 34275.** Please mark your calendars now.

The Association encourages its Members NOT to attend the annual membership meeting in person. Instead, the Association urges its Members to attend and participate remotely via Zoom. The Zoom link and information will be provided in the Second Notice.

It is not practical for Members to vote via the Zoom platform given that there are 288 Units in Gulf Harbor Marina. Instead, the Association is offering its Members three different ways to cast their vote on the very important items of business that will come before the membership. **First**, you may cast your vote by registering and then using the online voting service **HOAst, Inc.** to register we will send you the link to the email address provided by you. If you haven't done so already, please take this opportunity to do so now. **Second**, you may cast your vote using a Limited Proxy and, if there will be a contested director election, by secret ballot, which will be transmitted to you with the Second Notice. **Third**, attend the annual membership meeting in person and cast a written ballot. Again, the third option is discouraged due to the size of our office.

The purposes of the annual membership meeting will be to elect one (1) director, vote on a proposed Declaration of Condominium documents, vote to waive full funding of statutory reserves, and conduct any other business as may lawfully come before the membership.

One (1) Director will be elected at this annual membership meeting to serve a two-year term of office. Any unit owner or other eligible person desiring to be a candidate for the Board of Directors must give written notice of his or her intent to be a director candidate to the Association **on or before forty (40) calendar days prior to the election or on or before January 2, 2023 at 5:00 PM.** The Association has included a recommended **Notice of Intent to be a Director Candidate** form with this First Notice for your use and convenience. Notices of Intent received by the Association after this date and time will be untimely and, therefore, must be disqualified.

If a unit owner is delinquent in the payment of any assessment to the Association on the above date, the delinquent owner is not eligible to be a candidate for the Board. In addition, Florida law prohibits a convicted felon who has not had their civil rights restored for at least five (5) years from serving on the Board. The Association will list on the director election ballot all eligible director candidates who provide timely written notice of their director candidacy to the Association.

The completed and signed **Notice of Intent to be a Director Candidate** form must be timely mailed, emailed, or hand-delivered to the Association, as follows:

GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.

Wanda Skaggs

100 Circuit Road

Nokomis, FL 34275

Fax Number (941) 488-7739

Email Address: accounting@gulpharbormarina.com

The Notice of Intent to be a Director Candidate may (at your option) be accompanied by an **information sheet**, not to exceed one side of an 8.5" x 11" piece of paper, containing any information the candidate may choose. The candidate information sheet must be provided to the Association at least thirty-five (35) days (on or before January 5, 2023) before the date of the annual membership meeting to be included in the Second Notice of the annual membership meeting.

The Association greatly appreciates your time and participation in conducting the necessary and very important business of your Association.

GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.

By:  _____
Michael Burke, President