

SECOND NOTICE OF ANNUAL MEMBERSHIP MEETING AND ELECTION OF DIRECTORS

SECOND NOTICE IS HEREBY GIVEN on Jan 2, 2024, that the 2024 Annual Membership Meeting and Election of Directors of GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC. ("Association") will be held on Feb 1, 2024, at 4:30 PM at the Venice Public Library located at 300 Nokomis Ave S, Venice, FL 34285. Please mark your calendars. The Board encourages Members to attend the annual membership meeting in person, however, Members can also attend remotely via Teams. The Teams link information will be provided in the notices section of the gulfharbormarina.com website the day of the meeting. Please understand and know ahead of time, voting via the Teams platform is not a viable or reliable option. Instead, the Association is offering its members three ways to cast their vote. There will be 3 open board positions each serving a 2-year term ending in 2026.

Agenda:

- Call to Order & Roll Call
- Proof of Due Notice of Meeting
- Disposition of Minutes
- Reports of Officers & Committees
- New Business
 - Board Elections
 - Bylaws Amendments
 - Reserve Funding
- Unfinished Business
- Adjourn

Ways to vote:

- First, you may cast your vote by using the online voting service myHOAst. You can reach myHOAst by going to gulfharbormarina.com in the "Notices" section or you can also find the link to myHOAst in the "Owners" Corner.
- Second, you may cast your vote by US Mail or email ballot enclosed.

- Third, all members are invited to attend the annual membership meeting in person and cast a written ballot provided at the meeting.

The eligible list of directors in this election cycle are named below in no particular order:

Any resumes or bio's provided by the candidates are enclosed:

Bruce Iovinelli

David Jasik

Neil Bepko

Ray Wersel

Joe Farrell

Steve Cocchi

Jamie DiDomenico

Nancy Adams

Members will be voting on the following topics listed below:

1. Vote for 3 newly created board of directors seats from the list of eligible candidates above:
2. Vote to answer the question, should the bylaws be amended to limit any single owner, regardless of registration, to 6% of the whole of owners (16 votes) per any membership vote?
3. Vote on waiving full reserve funding: The last 2 years, owners have voted to fund reserves at 5%.

	Funding %	Operating	Reserve	<u>Total Dues Monthly</u>
A.	Full Funding	174.00	759.00	933.00
B.	15% Funding	174.00	114.00	288.00
C.	10% Funding	174.00	76.00	250.00
D.	5% Funding	174.00	38.00	212.00

The board recommends full funding, however, last year funding was approved by owners at 5%. Funding below full funding augments the risk of potential special assessments.

On behalf of Kaj, Mike, and Myself, we appreciate your time and participation in the Members Meeting and encourage all members to vote on all of the important topics covered.

GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.

By: *Aaron Gustafson*
Board President