

SECOND NOTICE OF ANNUAL MEMBERSHIP MEETING AND ELECTION OF DIRECTORS

NOTICE IS HEREBY GIVEN that the 2023 Annual Membership Meeting and Election of Directors of GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC. will be held on February 9, 2023 at 6:00 p.m., at 100 Circuit Court Road, Nokomis, Florida 34275.

It is very important that you participate in the business of the annual membership meeting by either attending the meeting in person, or by timely returning your completed Limited Proxy or return your completed ballot to the Association. For Hoast voters, please follow the instructions at their Website.

MEETING AGENDA

The agenda for the Annual Membership Meeting will be as follows:

1. Call Meeting to Order by President
2. Proof of Due Notice of Meeting
3. Calling of the Roll or Certifying of Proxies
4. Collection of Director Election Ballots Not Yet Cast
5. Election Inspectors of Election
6. Election of Directors
7. Reading and Disposal of Any Unapproved Minutes
8. Reports of directors, officers, or committees
9. Unfinished Business — Final discussion of the draft Declaration of Condominium
10. New Business – No new business
11. Adjournment

Candidate Information Sheet

Please see the attached

LIMITED PROXY

If it is possible that you may not be able to attend the meeting in person, it is very important that you complete, sign and return the enclosed Proxy. After completing, dating, and signing your Proxy, please mail, hand-deliver, or email it to:

GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.

100 Circuit Road Nokomis, FL 34275

Phone Number (941) 488-7734

Email Address: accounting@gulfbormarina.com

Thank you for your interest and participation in the business of your Association.

GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.

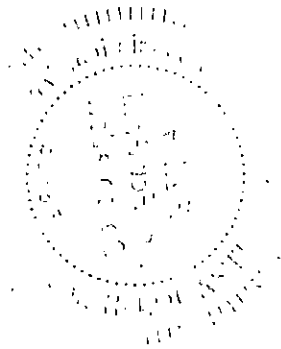
By:



Michael Burke, President

(Corporate Seal)







Annual MEMBERSHIP MEETING LIMITED PROXY

The undersigned, owner(s) or designated voter of Rack\Unit No. _____ in **GULF HARBOR MARINA, A CONDOMINIUM**, appoints _____ [Please note the named person must be physically present at the meeting] or, if I have filled in no name, hereby appoints Secretary Eileen Goldsmith as my proxyholder to attend the Annual Meeting of the Members of **GULF HARBOR MARINA CONDOMINIUM ASSOCIATION, INC.**, to be held on **February 9, 2023 at 6:00 p.m., at 100 Circuit Court Road, Nokomis, Florida 34275**. The proxy holder named above has the authority to vote and 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:

GENERAL POWERS: (You may choose to grant general powers, limited powers, or both. Check "General Powers" below if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited power is not required.

I authorized and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS: (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BOXES PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND HEREBY INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

Ballot Question

The Following are Candidates who are qualified for election to the Board of Administration of the Association. There is one (1) vacancy on the Board of Administration and you may pick one individual by placing a check mark next to their names. A ballot voting for more than one (1) individual will be disallowed.

Aaron Gustafason _____ **Kaj Jensen** _____

Dated: _____, 2023.

UNIT OWNERS (or all owners of the Unit or that owner designated on the Voting Certificate, if applicable)

Name(print) _____

Sign _____

Name(print) _____

Sign _____

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

[For proxyholder use only, do not write below this line.]

SUBSTITUTION OF PROXYHOLDER:

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

Signature of proxy holder: _____ *Dated:* _____, 2023.

Aaron Gustafson

Unit Owner

5662 Silverbridge Trail
Lakewood Ranch, FL 34211
813-586-0860
aaron.gus.10@gmail.com

BOARD EXPERIENCE

Gilbert Gardens HOA

Treasurer

Big Brothers Big Sisters of Manasota Leadership Board

Director

Big Brothers Big Sisters of Pinellas Leadership Board

President, Co-Chair

Spectrum Business Resource Group at US Bank

President, Co-Chair

Tumbleweed Center for Youth Development

Director

SCORE

Business Mentor, Subject Matter Expert

Clearwater Chamber of Commerce

Ambassador

PROFESSION

Hancock Whitney Bank

Vice President, Treasury Management, Tampa Region

SKILLS

As an owner, I have a vested interest in maintaining the marina to a high expectation while ensuring accountability for a safe environment for owners, guests, and employees, and protecting the assets of owners and renters, with a watchful eye on controlling costs, minimizing liability and risk, and increasing owner equity

Currently own and manage personal portfolio of 3 rental properties

20+ years of leadership, human resources, and people management experience

6+ years experience managing all aspects of 6 retail bank branch facilities

20+ years serving in leadership capacity on numerous HOA, non-profit, networking, and professional boards



PROFILE

My name is Kaj Jensen, and I wish to be the next member of the Gulf Harbor Marina Board of Directors. I've been a full-time resident of Venice for 11 years and kept my boat at Gulf Harbor ever since. I rented and then became a unit owner. My family and I love boating on the Gulf of Mexico and we have enjoyed getting to know the staff at the marina and several unit owners and renters over the years. I've been a past participant in board meetings for the marina. The team has done a very good job and I'd like to see a continued balance on supporting owners & renters, staff, maintenance & improvements, and cost control for a safe and fun marina for all of us.

CONTACT

ADDRESS: 515 Everglades Dr.
Venice, FL 34285

PHONE: 941 376 9917

EMAIL
Kaj.Jensen@verizon.net

ACTIVITIES AND INTERESTS

Cruising the Gulf and intracoastal waterway in our boat *T-Wrecks*

Fishing
Scuba Diving
Travel
Cooking

KAJ JENSEN

BOARD EXPERIENCE

Director, Brighter Planet Inc.
2008 - 2013

Board Member, City of Venice – Environmental Advisory Board
January 2022 - present

WORK EXPERIENCE

Senior Vice President
Bank of America
1999 - present

Senior Technical Specialist
Various Environmental and Engineering Companies
1993 - 1999

OTHER RELEVANT SKILLS

- Construction and trades experience
- Small business and rental property management including renovation and maintenance
- Environmental impact and risk management
- Several decades of boating and fishing experiences

Instructions for completing election Ballot

Balloting for the board of Administration is secret. Eligible members of the association are entitled to vote on the day of the election by returning the enclosed ballot to the Secretary of the Association or voting on Hoast, Inc. An association member wishing to vote by using the ballot below shall comply with the following instructions:

1. Mark the ballot for the candidate of the voter's choice. Do not place any identifying marks such as the voter's name or unit number on the ballot.
2. Place the completed ballot in the plain (inner) envelope enclosed and seal the envelope securely. A separate envelope must be used for the ballot voted.
3. Place the sealed plain envelope containing the marked ballot in the second envelope addressed to the association Secretary and seal securely.
4. The eligible voter shall sign the envelope and identify the unit which the voter represents adjacent to the signature.
5. Return the envelope to the Secretary of the Association prior to the time for tabulating the ballots.

Ballot

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Aaron Gustafson _____ **Kaj Jensen** _____