

Marina Village Condominium Association of Brevard, Inc.

To: Marina Village Owners
From: Sandy Bean, CAM 
Re: 2026 Annual Meeting
Date: February 20, 2026

This packet contains important information relating to the 2026 Marina Village Annual Meeting and election of Board Members to be held on Tuesday, March 24, 2026 at 5:00 pm in the Marina Village Clubhouse. Please read the information carefully. This mailing contains an agenda for the Annual Meeting, a Proxy form with a self-addressed PROXY RETURN envelope, a ballot with two envelopes, one marked BALLOT and a self-addressed envelope labeled RETURN ENVELOPE, and a ballot for use with submission by email.

1. Annual Meeting Agenda

2. Proxy Form

The Proxy form will register your attendance to establish a quorum if you are unable to attend the Annual Meeting. A return envelope labeled **Proxy** is included for your convenience. If it is more convenient, you may fax the proxy to (321)799-4283 or scan and email to bpdavis@bpdavis.com. **Your proxy is important so we can establish the necessary quorum to hold the Annual Meeting. If there is even the slightest chance that you may not be able to attend the meeting, please return your proxy. DO NOT SEAL YOUR PROXY IN THE BALLOT ENVELOPE!**

3. The Official Ballot

The official ballot lists the eight (8) candidates who have submitted their names to run for the Board of Directors. **You may vote for up to five (5) candidates.** After voting, place your ballot in the envelope marked BALLOT and seal. (Each envelope must contain **only one ballot**; if you own more than one unit, you are entitled to cast as many votes as you own units, but each must be placed in a separate Ballot envelope and Ballot Return envelope.)

The next step is to place the Ballot envelope containing your ballot in the envelope labeled RETURN ENVELOPE. **YOU MUST FILL IN THE INFORMATION IN THE UPPER LEFT-HAND CORNER AND THE DESIGNAED VOTER MUST SIGN THE ENVELOPE ON THE LINES THAT ARE PROVIDED.** The ballot will be invalidated if the outer envelope is not properly signed. **Do not put anything other than your ballot in the Ballot or Ballot Return Envelope.** You may mail the envelope with the ballot or bring the sealed envelope to the Annual Meeting and hand it to the election officials.

(over)

As an alternative to returning your ballot using the two-envelope system, House Bill 913, signed into effect on July 1, 2025, now provides an option for owners to return their ballots via email. **With this option, owners give up their anonymity. Ballots returned by email must include the Unit Number and Owners First and Last Name.** An official ballot (white) is enclosed for use for owners who choose to return their ballots by email rather than the two-envelope system.

YOU MAY ONLY RETURN ONE BALLOT PER UNIT USING ONE OF THE TWO RETURN METHODS: THE TWO-ENVELOPE RETURN SYSTEM OR BY EMAILING YOUR BALLOT TO bpdavis@bpdavis.com.

The ballots will be opened and counted in the presence of unit owners in accordance with the state statute. All ballots must be turned in prior to the start of the Annual Meeting. Once the meeting is called to order, no additional ballots may be accepted either in person or by email.

Thank you for reading and following these detailed instructions. If you have any questions, please contact my office at (321)784-2091 or by email to bpdavis@bpdavis.com.

Marina Village Condominium Association of Brevard, Inc.
2026 Annual Meeting
March 24, 2026
Marina Village Clubhouse
5:00 pm

AGENDA

- (1) Collection of Election Ballots**
- (2) Calling of the roll and certifying of proxies**
- (3) Proof of notice of meeting or waiver of notice**
- (4) Reading Minutes**
- (5) Reports of Officers**
- (6) Reports of Committees**
- (7) Appointment of Chairmen of Inspectors of Election**
- (8) Election of Directors**
- (9) Unfinished Business**
- (10) New Business**
 - (a) Announcement of Organizational Meeting following adjournment of the Annual Meeting**
- (11) Adjournment**

Organizational Meeting following adjournment Annual Meeting

AGENDA

- (1) Call to order**
- (2) Election of Officers**
- (3) Adjournment**

**Marina Village Condominium Association of Brevard, Inc.
2026 Annual Meeting
Proxy Form
March 24, 2026**

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned owners of Unit(s) #_____ in Marina Village Condominium Association of Brevard, Inc. hereby constitute and appoint the secretary of the association, his designee or _____, as proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent and to act on my behalf to establish a quorum at the Annual Meeting on Tuesday, March 24, 2026 at 5:00 p.m. in the Marina Village Clubhouse.

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it is given.)

Dated: _____

Owner: _____

Owner: _____

Unit Number(s): _____

**Marina Village Condominium Association of Brevard, Inc.
Ballot
March 24, 2026**

**Please vote for up to five (5) candidates by placing
a mark in front of the name of the candidates of your choice.**

- _____ **Dagen, Michael**
- _____ **Forte, Shelley**
- _____ **Hardy, Avery**
- _____ **Kruse Jr., Dallas F.**
- _____ **Marquart, Jennifer 'JJ'**
- _____ **Noyola, Alfonso**
- _____ **Watkins, Mark**
- _____ **Woolbright, Dan**

Return ballot using the two-envelope system by March 24, 2026 at 5:00 p.m.

**Marina Village Condominium Association of Brevard, Inc.
Ballot
March 24, 2026**

Please vote for up to five (5) candidates by placing
a mark in front of the name of the candidates of your choice.

- | | |
|-------|-------------------------|
| _____ | Dagen, Michael |
| _____ | Forte, Shelley |
| _____ | Hardy, Avery |
| _____ | Kruse Jr., Dallas F. |
| _____ | Marquart, Jennifer 'JJ' |
| _____ | Noyola, Alfonso |
| _____ | Watkins, Mark |
| _____ | Woolbright, Dan |

Unit Number: _____

Unit Owner First and Last Name: _____

WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, PLEASE ATTEND THE IN-PERSON MEETING DURING WHICH THE MATTER WILL BE VOTED ON OR USE THE ENCLOSED STANDARD BALLOT AND THE TWO-ENVELOPE RETURN SYSTEM. TO BE VALID, UNIT NUMBER AND FIRST AND LAST NAME MUST BE INCLUDED ON THIS BALLOT.

Email ballot to: bpdavis@bpdavis.com by March 24, 2026 at 5:00 p.m.

Marina Village Residents,

I want to write and tell you how much I have enjoyed being on the board in 2025 and would hope you would vote for me to continue in 2026.

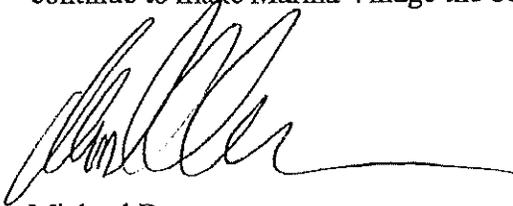
When my wife Kim and I moved to Marina Village over 4 years ago, the HOA fee was \$536 per month. When the fees rose to \$934 per month, I decided that if I was able to get on the board, I can work with other board members to lower our fees while improving the community.

After some great work with other board members, we did the following:

- 1, Lowered the HOA fee to \$912 which we were told almost NEVER happens.
- 2, Resurfaced 540 & 590 roofs saving \$150,000 for the community
- 3, Lowered the Maintenance fee while at same time having Chris be onsite for 16 hours a week
- 4, Established the Captain program allowing each building maintenance issues handled quicker
- 5, Brought back BP Davis to be our management company
- 6, Improved the front landscape and made it possible in 2026 to really update the landscape.
- 7, Had FPL refund over \$2,243.85 in back state taxes
- 8, Had City of Cocoa refund deposits of \$5,400
- 9, Worked with Dan to change out pool pumps to variable speed pumps that will save approximately 5%-7% on FPL Bill
- 10, Updated the SIRS and Non-Sirs report to help lower fees

If you allow me to continue on the 2026 board, we can continue to improve the property, and I know that we can lower the HOA Fee even more and work our way back to at least to the \$700's.

Again, I really enjoyed my time on the board and want to ask for your support to stay on and continue to make Marina Village the best and most valuable condominium.



Michael Dagen

Marina Village President 2025

Marina Village Condominium Association of Brevard, Inc.

Candidate Information Sheet

Name: Shelley L. Forte Address: 580-202

Personal Background: Shelley Forte has a 35-year career in institutional investment and management of commercial real estate. She retired in December 2025 as Vice President – Real Estate Operations and Asset Management for Healthpeak Medical Office Properties.

Healthpeak is a publicly traded Real Estate Investment Trust (REIT) that owns and develops healthcare real estate in the United States. They currently own approximately 700 commercial properties nationwide worth over \$20 billion of Life Science, Medical Office and CCRC assets.

Prior to joining Healthpeak, Shelley was Vice President – Asset Manager at Lend Lease (formerly DASCO) and was a controller at Rendina, a commercial developer, both in Palm Beach Gardens, FL. She started her career at Insignia Financial Group in Greenville, SC as a property accountant before moving into Asset Management.

Shelley has bachelor's degree in accounting and is a licensed CPA in the state of South Carolina.

Prior Association Experience: Shelley has served on the board of residential communities, both in Tennessee and North Carolina where she served as President and Treasurer respectively. One community was professionally managed where the other was self-managed. Occasionally a commercial building will be structured as a condo and the asset manager would be on the board to represent the company's interests. She has been on 10-15 boards in that capacity.

Comments on Board Candidacy: The fiduciary responsibility of a board is to protect the value of an asset through proper maintenance and ensure quiet enjoyment of its residents. My focus has always been on verifying reserve studies and ensuring the accounts were adequately funded to avoid any need of a special assessment.

Email Address: slf1108@gmail.com

MARINA VILLAGE CONDOMINIM ASSOCIATION OF BREVARD, INC.

Candidate Information Sheet

NAME: Avery Hardy

ADDRESS: 590 S. Banana River Drive, Unit 301, Merritt Island, FL 32952
508 S. Banana River Drive, Unit 304, Merritt Island, FL 32952

PERSONAL BACKGROUND:

I am a long-time professional with over 30 years of experience in leadership, operations, and strategic planning within retail and wholesale organizations. My background includes managing budgets, setting standards, overseeing projects, and working collaboratively with diverse teams. I am detail-oriented, organized, and committed to responsible decision-making that supports long-term goals.

PRIOR ASSOCIATION EXPERIENCE:

While I have not previously served on a homeowners or condominium association board, I have brought extensive experience in governance-style roles involving policy implementation, budget oversight, operational efficiency, and team leadership. I am accustomed to working within established guidelines, managing resources responsibly, and balancing stakeholder needs.

COMMENTS ABOUT BOARD CANDIDACY:

I am seeking a position on the Marina Village Condominium Association board to contribute my professional experience in budgeting, planning, and collaborative leadership. I value transparent governance, fiscal responsibility, and respectful communication with residents. My goal is to help maintain property values, support a positive community environment, and ensure decisions are made in the best interest of all homeowners.

Email Address: averyhardy05@yahoo.com

Return To:

Marina Village Condominium Association of Brevard, Inc.
c/o Association Management Group
938 S. Courtenay Parkway, Suite 200
Merritt Island, FL 32952

Marina Village Condominium Association of Brevard, Inc.
Candidate Information Sheet

NAME: Dallas F. Keane Jr ADDRESS: 540 S. Banana River Dr. 101
Merriitt Island FL 32952

PERSONAL BACKGROUND: Resident 3 years at Marina Village,

PRIOR ASSOCIATION EXPERIENCE 1 year B.O.D. Marina Village,

COMMENTS ABOUT BOARD CANDIDACY:

Return To:

BP Davis Property Mgmt.
1980 N Atlantic Avenue #701
Cocoa Beach, FL 32931

Email Address: MV 4gr8 mech@gmail.com

Email = bpdavis@bpdavis.com or Fax: (821)799-4283

Marina Village Condominium Association of Brevard, Inc
Candidate Information Sheet

Name: Jennifer "JJ" Marquart

Address: 540 S Banana River Dr, Apt 302

Personal Background:

I am a self-employed hairstylist with a strong passion for creativity, organization, and community involvement. As a resident of the Marina Village condo community, I value the camaraderie, mutual respect, and quality of life that make our neighborhood a welcoming place to live. My professional background requires strong communication skills, time management, and problem-solving, all of which I bring to my involvement in the community.

Prior Association Experience:

I have served on the Marina Village Board of Directors as Secretary. In addition, I have completed and passed the mandatory state-approved HOA board member training through the Florida Division of Business and Professional Regulation, as well as the continuing education requirement for 2026. This has provided me with a solid understanding of board responsibilities, rules, and regulations.

Comments about Board Candidacy:

I am committed to fostering open communication, collaboration, and respect among residents and board members. While I have served as Secretary, I am more interested in serving in an At-Large position, where I feel I can contribute more broadly to board discussions and initiatives. I am motivated to help maintain a safe, beautiful, and welcoming community, and I believe my people-focused background offers a fresh and effective perspective.

Email Address: jjmarquart007@gmail.com

Return To:

BP Davis Property Mgmt.
1980 N Atlantic Avenue #701
Cocoa Beach, FL 32931

Email – bpdavis@bpdavis.com

Alfonso Noyola
590 S. Banana River Dr. Unit 204
Merritt Island, FL 32952

Feb 4, 2026

TO: Marina Village Condo Assoc.
C/O BP DAVIS Property Management Co.

SUBJECT: Candidate for Board Member, Marina Village Condo Association

EMAIL: bpdavis@bpdavis.com

I am submitting this email as my request to be added to the slate of candidates for the upcoming 2026-2027 Annual Association board election.

I am the owner and seasonal resident of unit 590-204. I can bring a fresh perspective to the community and Association with ongoing, effective oversight of our community interests. As a recent retired City Manager from Municipal government, I have a keen understanding of local, county and state laws and can leverage that knowledge locally. Previously as a retired Air Force Officer and healthcare administrator my specialty included medial logistics and facilities management of healthcare facilities.

Being a community association board member is not new to me. I'm currently a board member and serve as Secretary for another community association in Cocoa Beach. Which also means I have current, local experience and I've been through the state mandated training for Community board members.

In my short time at Marina Village, I've been very impressed with the welcoming sense of community and the numerous activities for residents. The facilities seem to be well managed. It would be my desire to continue these successes to date, listen to our residents' concerns and desires, address issues promptly, ensure the financial stability of the association, and increase the level of transparency to our residents.

Thank you for the opportunity to submit my application.

//Signed//

Alfonso (Al) Noyola
Anoyola100@cox.net
590-204

Dear Members of the Marina Village Homeowners Association,

I am writing to formally express my interest in serving as a member of the Marina Village Homeowners Association Board. I have been a proud resident of this community for over seven years and truly value the positive environment, strong sense of neighborly connection, and shared commitment to maintaining our community.

I welcome the opportunity to contribute my time, experience, and perspective in support of the Board's continued efforts. My professional background includes 33 years of government service as an environmental engineer and Director of Environmental Services. In these roles, I managed multimillion-dollar budgets, negotiated contracts, and worked collaboratively with diverse stakeholders—experiences that I believe would allow me to be an effective, thoughtful, and responsible board member. I have also served in a support role to previous boards dealing with IT, maintenance, and facility operation issues.

If elected, I am committed to listening to homeowners' concerns, working respectfully with fellow board members, and helping ensure decisions are made in the best interests of the community as a whole. I am particularly interested in supporting initiatives related to maintenance, open communication, fostering a more positive community atmosphere, and maintaining sound financial stewardship.

Thank you for your time and consideration. I would be honored to serve on the Board and contribute to the continued success of Marina Village.

Sincerely,

Mark Watkins

580/302
920-222-1152

**Marina Village Condominium Association of Brevard, Inc.
Candidate Information Sheet**

NAME: Dan Woolbright **ADDRESS:** 550 /301

PERSONAL BACKGROUND: Employed by AT&T/Lucent Technologies as an
Operations Manager and Sr Project Manager for a total of 33 years. Spent the
last 18 years managing mult-million dollar projects accross all of the US. unti
retirement in December 2018. Spent the first 15 years in operations as a Tech
Manager ,Operations Manager and Technician. I am also a US veteran.

PRIOR ASSOCIATION EXPERIENCE 2000 -2003 HOA President of Riveredge
Condo Association , Titusville, Florida. 2025-26 Marina Village HOA Vice-President

COMMENTS ABOUT BOARD CANDIDACY: Have enjoyed serving as VP of our
current board and would like to continue to serve on the board next year if voted
back in. I promise to be open and transparent to each and every owner in our
community and to continue to improve our community for the better.

Return To:
BP Davis Property Mgmt.
1980 N Atlantic Avenue #701
Cocoa Beach, FL 32931

Email Address: mvdanw@yahoo.com

Email - bpdavis@bpdavis.com or Fax: (321)799-4283