

BEL MARE CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING AND ELECTION OF DIRECTORS

To All Members:

The ANNUAL MEETING of the **BEL MARE CONDOMINIUM ASSOCIATION, INC.** will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME: December 5, 2018 at 5:00 PM**
- **LOCATION: Bel Mare Social Room, Building 1, 130 Riviera Dunes Way, Palmetto, FL 34221**

The purpose of the Annual Meeting is to elect directors and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

1. Call to order by the president
2. Proof of notice of the meeting
3. Call for proxies
4. Determination of a quorum
5. Open the meeting
6. Disposal of unapproved past membership meeting minutes
7. President's or Treasurer's Report
8. Election of new directors
 - Introduction of candidates for the board
 - Appointment of persons to assist in counting ballots
 - Last call for new director election ballots
 - Counting of election ballots
9. Unfinished business
10. New business
11. Announcement of new Board of Directors
12. Adjournment

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a limited proxy in order for the Association to conduct business other than the election of the Directors.

The new Board of Directors will be announced at the meeting. The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

Mailed: November 5, 2018

BY ORDER OF THE BOARD OF DIRECTORS

BEL MARE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME: December 5, 2018 immediately following the 5:00 PM Annual Meeting**
- **LOCATION: Bel Mare Social Room, Building 1, 130 Riviera Dunes Way, Palmetto, FL 34221**

The purpose of the Board of Directors Organizational Meeting is to elect officers and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

1. Call to order
2. Proof of notice of the meeting
3. Determination of a quorum
4. Disposal of unapproved past meeting minutes
5. Appoint Officer positions
6. Unfinished business
7. New business
8. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND

Mailed: November 5, 2018

BY ORDER OF THE BOARD OF DIRECTORS

BEL MARE CONDOMINIUM ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated voter of Address _____
in BEL MARE CONDOMINIUM ASSOCIATION, INC. hereby appoints the Secretary of the Association or
_____ as my proxy-holder to **ATTEND** the Annual Membership
Meeting of BEL MARE CONDOMINIUM ASSOCIATION, INC. to be held at 5:00 PM on December 5, 2018 at the
BEL MARE SOCIAL ROOM, BUILDING 1, 130 RIVIERA DUNES WAY, PALMETTO, FL 34221. 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
power of substitution, except that my proxy-holder's authority is limited as indicated below.

PROXY WILL BE USED TO ESTABLISH A QUORUM

Signature of Owner or Designated Voter:

Signature of Co-Owner:

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXY-HOLDER

The undersigned, appointed as proxy-holder above, designates _____
to substitute for me in voting the proxy set forth above. (Print name)

Dated: _____ (Signature of Proxy-holder)

**This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment.
In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.**

BEL MARE CONDOMINIUM ASSOCIATION, INC.

VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote on all issues by proxy, please note the following information about proxies:

1. A proxy is for the purpose of establishing a quorum and for appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by all owners or voting representative of the unit.
2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered, either by you or your proxy, scanned and emailed to belmarehoa@gmail.com, faxed to (941)721-7982, or mailed to the Association office at 130 Riviera Dunes Way, Palmetto, FL 34221. You are encouraged to submit your proxy in advance of the meeting in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to the failure to achieve a quorum. Therefore, please be sure to mail in your proxy, even if you plan to attend the meeting. Thank You.

BEL MARE CONDOMINIUM ASSOCIATION, INC.

December 5, 2018

ELECTION BALLOT

VOTE FOR NO MORE THAN THREE (3) CANDIDATES.

**Voting for more than 3 candidates invalidates this ballot
and your ballot will be rejected**

Morris Bencini

Eric Brown

Keith Ewer

Elizabeth Law

The ballot process conforms to the ballot and election provision(s) in Florida Statute 718.

Bel Mare Condominium Association

Candidate Information Sheet

Name: Morris A. Bencini
Address: 140 Riviera Dunes Way, Unit 202
Cell: (863) 670-5020
Email: mbencini@thekearneycompanies.com

Education

BS – Accounting, State University of NY at Buffalo (1983)

Professional History

Over thirty-five years of experience in a variety of accounting, finance and management positions in construction, environmental, utility, manufacturing and service industries. Service includes several non-profit and HOA boards in last 30 years.

The Kearney Companies LLC - Chief Financial Officer (2016 – present)

Sunstate Remediation Services LLC - Owner / President / CFO (2004 – 2018)

OES Environmental, Inc. - President / CFO (2001 – 2004)

TSG Water Resources, Inc. - Senior Vice President –Finance, CFO (1999 – 2001)

Minnesota Power Water Resources Group, Inc. - Senior VP, CFO (1992 – 1999)

Price Waterhouse, LLP - Audit Manager (1987 – 1992)

Board History

Wedgewood HOA (Orlando) / 1990–1995 (President / Treasurer)

United Way Residential Services / 1990-1992 (Finance Committee)

Anthony House (Orlando) / 1993-1997 (Treasurer)

Savannah Christian School (Savannah) / 2000-2001 (Treasurer)

Resurrection Catholic Church (Lakeland) / 2004-2006 (Finance Chair)

Resurrection Catholic School (Lakeland) / 2003-2008 (Finance Chair)



Bel Mare Condominium Association, Inc.

CANDIDATE INFORMATION SHEET

NAME Eric Brown

UNIT NO. 1-601

PERMANENT ADDRESS:

130 Riviera Dunes Way Apt 601
Palmetto, FL 34221

EDUCATION:

High School

PERSONAL BACKGROUND:

48 years in the construction industry, last 30 years in interior space planning and cabinetry design.
Owner Epoch Solutions, Inc. in Bradenton, FL for past 21 years.

PRIOR CONDOMINIUM EXPERIENCE:

Have never served on a condo board. We have a second home condo in PA for the past 10 years.

COMMENTS ABOUT BOARD CANDIDACY:

I'd look to share my experience in working in high end condos in downtown Sarasota and the barrier island (Longboat Key, Siesta Key) and how these condos structure their by-laws in dealing with trades and remodeling.

RECEIVED
10/30/2018

BELMARE BOARD OF DIRECTORS - PERSONAL INFORMATION SHEET

My name is Keith Ewer and I am running for the Board of Directors Member-at-Large Position.

I am from Erie, PA and enlisted in the US Marines in 1969 after High School. I served four years as a Helicopter Radio/Electronics Aircrewman in the Presidential Helicopter Squadron in Washington D.C., and later in the first Marine Harrier Squadron.

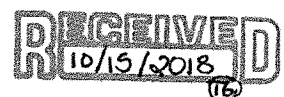
After discharge I graduated from the University of Memphis as an R.N. and later from the University of Pennsylvania @ Edinboro as a Nurse Anesthetist. My wife, Patricia, is from Memphis and is also a Nurse Anesthetist and we've lived in Memphis and then Little Rock for 40 years.

For the last 15 years we've owned our own business providing anesthesia services and worked all over the US. We are now both retired. Our son and his family live in Bradenton. We have owned a condo at BelMare since 2012, and will soon be Florida Residents.

My interests are travel, reading, music and movies, history and woodworking.

Over the last six years I have watched the Hortons, the Sperrys and many other Board Members put in countless hours of service to all of us at BelMare. It is my wish to contribute to that group effort.

I have served my country, raised my family and paid my taxes. Now I'm ready to enjoy the Good Life at Bel Mare!



Candidate for Re-Election Bel Mare Board of Directors

Elizabeth Law
Vice President, Bel Mare Board of Directors
Unit 2-403

Personal Background

I'm one of those rare Florida natives. Born and raised just over the bridge in Pinellas County until relocating to Bradenton in 1984. Due to the travel demands of a national sales position coupled with our need to commute between FL & VA for several years, my husband and I moved to Bel Mare in 2011 to spend quality time when we were both in the same state. We finally said goodbye to the travel and commuting chapter of our lives and now manage our own commercial and residential rental properties in Pinellas and Manatee County.

For the past 8 years I've had the opportunity to learn about the business of Bel Mare by participating on several Committees before serving in my current position on the Board.

My Bel Mare volunteer experience includes:

- Rules & Security Committee
- Activities Committee
- Ad-Hoc Cable Service Committee
- Ad-Hoc East Property Committee
- Finance Committee
- Board Treasurer, 2017
- Board Sponsor Finance Committee & Beautification Committee, 2017
- Board President, December 2017- April 2018
- Board Vice President, May 2018 – Present
- Board Sponsor Finance Committee, Beautification Committee 2018
- Board Sponsor Ad-Hoc New Fitness Equipment Committee 2018

We've made significant progress establishing a more efficient management structure on site here at Bel Mare. Switching from a part time CA portfolio manager (1) day a week to a full time Property Manager position "on premises" has greatly improved property supervision and productivity. Bringing onboard (2) fulltime skilled maintenance positions eliminates the need to depend on outside contractors for preventative maintenance and general repairs. We've also significantly reduced insurance expenses while increasing our coverage protection and agent services.

These are just a few examples of several measures our Board has implemented to support long-term improvement of our buildings, beautification of our landscaping, increase safety & security systems, financial stability of the association and maintenance of our amenity rich property.

It would be an honor to continue to volunteer my time and experience toward successfully achieving these goals as an advocate for all Bel Mare owners.



BEL MARE CONDOMINIUM ASSOCIATION, INC.

December 5, 2018

INSTRUCTIONS FOR MARKING AND RETURNING THE BALLOT FOR DIRECTORS

The instructions below are mandated by Florida Statute 718 and MUST be followed exactly or your ballot will be rejected.

1. The enclosed ballot lists all candidates who are qualified to run for the open Board of Director positions. There will be **THREE (3)** Directors elected. Please vote for no more than **THREE (3)** candidates by marking the ballot with an "X" in the box next to the candidate's name. If you vote for more than **THREE (3)** candidates, your ballot will be rejected.
2. The ballot must be placed in the ballot envelope (inner envelope) and the ballot envelope must be sealed. The ballot envelope must then be placed and sealed in the envelope addressed to the Association at the Association's mailing address (outer envelope).
3. The owner(s) or designated voting representative must fill in the unit information on the outside of the outer envelope addressed to the Association and the **voting representative** or **all owner(s)** **MUST** sign their name(s).
4. Faxed ballots are invalid and your ballot will be rejected.

If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.

Please keep in mind the Association is required to send all information sheets for Board Candidates and cannot edit or comment on the accuracy of the information provided.

BEL MARE CONDOMINIUM ASSOCIATION, INC.

BOARD MEMBER CERTIFICATION

Annual Meeting: December 5, 2018

Florida Statute 718.112(2)(d)3 requires each board member to sign the following certification within 90 days of being elected or submit a certificate of satisfactory completion of the educational curriculum administered by a division-approved condominium education provider within 1 year before or 90 days after being elected or being appointed to the board.

The written certification or educational certificate is valid and does not have to be resubmitted as long as the director serves on the board without interruption.

A director who fails to timely file the written certification or educational certificate is suspended from service on the board until he or she complies with this subparagraph. The board may temporarily fill the vacancy during the period of suspension.

- I certify that I have read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that I 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.

- In lieu of the written certification, I am submitting the certificate of satisfactory completion of the educational curriculum administered by a division approved condominium education provider.

Respectfully Submitted on this _____ day of _____, 201__.

BOARD MEMBER (please print)

SIGNATURE

DATE ELECTED OR APPOINTED TO THE BOARD OF DIRECTORS

BEL MARE CONDOMINIUM ASSOCIATION, INC.

Board of Directors

December 5, 2018

The following are the Board of Directors and contact information for all directors:

President

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Vice President

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Treasurer

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Secretary

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Director

Name: _____ Address: _____

Email: _____ Phone: _____

Director

Name: _____ Address: _____

Email: _____ Phone: _____

Director

Name: _____ Address: _____

Email: _____ Phone: _____

Signed by Officer of Association _____ Date: _____

BEL MARE CONDOMINIUM ASSOCIATION, INC.

AFFIDAVIT

CITY OF CLEARWATER

COUNTY OF PINELLAS

STATE OF FLORIDA

I, John Vafiadis, do hereby affirm that on November 5, 2018 the Second Meeting Notice of the Annual Meeting was mailed to each Member of BEL MARE CONDOMINIUM ASSOCIATION, INC. at the address last furnished to the Association, for such meeting to be held December 5, 2018 at 5:00 PM at the BEL MARE SOCIAL ROOM, BUILDING 1, 130 RIVIERA DUNES WAY, PALMETTO, FL 34221.

This instrument is executed in accordance with the Florida Statutes.

Signed this day November 5, 2018, Clearwater, Florida.

Condominium Associates, for
BEL MARE CONDOMINIUM ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this day November 5, 2018 by John Vafiadis in the capacity as agent of Condominium Associates for BEL MARE CONDOMINIUM ASSOCIATION, INC.

Notary Public, State of Florida

Personally known ____ OR produced identification ____
Type of identification produced: _____