

BEL MARE CONDOMINIUM ASSOCIATION, INC.

SPECIAL MEMBERSHIP MEETING NOTICE

To All Members:

The SPECIAL MEMBERSHIP MEETING of the BEL MARE CONDOMINIUM ASSOCIATION INC. originally scheduled for November 7, 2013 has been postponed in order to collect additional proxies.

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

- **DATE / TIME: November 21, 2013 at 5:00 PM**
- **LOCATION: Bel Mare Social Room, Building 1
130 Riviera Dunes Way, Palmetto, FL 34221**

The purpose of the Special Membership Meeting is to vote on reserves and to conduct 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. Unfinished business
9. New business
 - Vote to waive fully funded reserves
 - Vote to approve 2014 budget
 - Vote to carry over excess revenue for tax purposes
 - Vote to approve the HO6 Insurance Amendment
 - Owner Appeal of Security Deposit Withholding
10. 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.

Mailed: November 7, 2013

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 Special Membership Meeting of BEL MARE CONDOMINIUM ASSOCIATION, INC. to be held at 5:00 PM on November 7, 2013 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 ALSO BE USED TO ESTABLISH A QUORUM

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

I specifically authorize and instruct my proxy-holder to cast my vote in reference to the following matters as indicated below (see attached Notes of Explanation on Proxy Items):

1. ___ YES ___ NO Should the Florida Statute requirement for fully funded reserve budget for next fiscal year be waived in favor of a less than fully funded reserve budget? (Funding at 85% Recommended by the Board of Directors)
2. ___ YES ___ NO Should the 2014 Budget as attached be approved?
3. ___ YES ___ NO Should any common surplus (excess of Association revenue over Association expenses) from this year be applied to next year's budget for Revenue Rule 70-604 purposes?
4. ___ YES ___ NO Should the Association approve the proposed Amendment to Section 11.17 of the Declaration of Condominium of Bel Mare, a Condominium, to require H06 or equivalent insurance? (Amendment Attached – Recommended by the Board of Directors)

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

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 Special Membership 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. **You must vote for the Limited Proxy questions in order for your vote to be counted and your proxy-holder must be present.**
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, or faxed to 727-573-8549, or scanned and emailed to info@condominiumassociates.com, or mailed to the Association c/o Condominium Associates, 3001 Executive Drive, Suite 260, Clearwater, FL 33762. 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.

NOTES OF EXPLANATION ON PROXY ITEMS

1. **Should the Florida Statute requirement for fully funded reserve budget for next fiscal year be waived in favor of a less than fully funded reserve budget?**
A "YES" vote allows the Board of Directors to implement a reserve budget for the next fiscal year that is funded at 85%.
2. **Should the 2014 Budget as attached be approved?**
A "YES" vote expresses your approval of the 2014 Budget as prepared.
3. **Should any common surplus (excess of Association revenue over Association expenses) from this year be applied to next year's budget for Revenue Rule 70-604 purposes?**
A "YES" vote allows excess funds for the current fiscal year to be carried over into the next fiscal year budget without being considered as taxable income to the Association.
4. **Should the Association require owners to carry HO6 Insurance or equivalent?**
A "YES" vote amends the documents to require Owners to carry HO6 Insurance or equivalent.(See attached proposed amendment).