

BEL MARE CONDOMINIUM ASSOCIATION, INC.

SPECIAL MEMBERSHIP MEETING NOTICE

To All Members:

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

- **DATE / TIME: March 16, 2016 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 an amendment 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 amend the Declaration of Condominium, Article III, Section 3.7, Common Elements
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: February 17, 2016

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 March 16, 2016 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 and Enclosed Proposed Amendment):

1. **YES** **NO** **Should the enclosed proposed amendment to the Declaration of Condominium, Article III, Section 3.7, Common Elements be approved?**

(The Board of Directors recommends a "YES" vote to approve this Amendment)

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 941-721-5891, or scanned and emailed to belmarehoa@gmail.com, or mailed to the Association 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.

NOTES OF EXPLANATION ON PROXY ITEMS

1. **Should the enclosed proposed amendment to the Declaration of Condominium, Article III, Section 3.7, Common Elements be approved?**

A "YES" vote approves the enclosed proposed amendment.

On October 22, 2015, the Association closed on the 1.31 Acre Parcel at 136 Riviera Dunes Way ("East Property" formerly "Bel Mare Phase 4"). As such the property is owned by Bel Mare Condominium Association Inc., but is not a Common Element. The Board recommends amending the Association's Declaration to vest title to the East Property to the unit owners as part of the common elements, in the same proportion as the undivided shares in the common elements that are appurtenant to the unit owned by them. (See detailed Amendment drafted by our Association Attorney attached).

The Board of Directors recommends a "YES" vote to approve this Amendment

[70% of total Membership Approval Required]

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.

**PROPOSED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF BEL
MARE, A CONDOMINIUM**

Proposed amendment to ARTICLE III, Section 3.7 of the Declaration of Condominium of Bel Mare, a Condominium, to add a new Subsection 3.7.1, to read as follows:

ARTICLE III
Definitions

...

3.7 Common Elements. "Common Elements" means the portions of the Condominium Property which are not included in the Units.

3.7.1 Common Elements also includes certain additional land, comprised of approximately 1.31 acres, located at 136 Riviera Dunes Way, referred to as the "East Property," and formerly described as Phase IV of Bel Mare. The legal description of the "East Property" is attached hereto as Exhibit "A." The East Property shall herein be included with, and shall constitute a portion of, the Common Elements of the Condominium. The ownership and undivided interest of the Condominium Units in the East Property shall be shared equally, as more specifically provided for in Section 5.5 and similar provisions of this Declaration. The East Property is submitted subject to the terms of the Condominium Documents (as heretofore or subsequently amended), the Condominium Act, as amended or renumbered from time to time, the terms of all easements, restrictions and reservations of record, and applicable governmental laws, rules, regulations, ordinances and codes.

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY "..."

EXHIBIT A
Legal Description of Property

Phase 4 - A parcel of land lying and being in Section 24, Township 34 South, Range 17 East, Manatee County, Florida. Commence at a Southwest corner of Tract "H" The Northshore at Riviera Dunes, Phase 1-A, Plat Book 35, Page 19, Public Records of Manatee County, Florida; thence N. 89 degrees 59'16" W., a distance of 30.00 feet; thence South, a distance of 105.78 feet; thence S. 26 degrees 33'54" E., a distance of 41.05 feet; thence South, a distance of 235.30 feet to a point of curvature of a non-tangential curve, concave Northwest, of which the radius point lies S. 89 degrees 59'56" W., a radial distance of 136.00 feet; thence Southwesterly along the arc of said curve through a central angle of 90 degrees 01'32", a distance of 213.69 feet, said curve being subtended by a chord that bears S. 45 degrees 00'42" W, a distance of 192.38 feet; thence N. 89 degrees 58'32" W., a distance of 306.43 feet for a Point of Beginning, thence N. 58 degrees 21'39" W., a distance of 231.96 feet; thence North, a distance of 132.22 feet; thence S. 89 degrees 46'56" W., a distance of 156.85 feet; thence S. 00 degrees 13'04" E., a distance of 156.41 feet; thence West, a distance of 9.19 feet; thence South, a distance of 85.68 feet; thence N. 89 degrees 47'04" E., a distance of 35.23 feet; thence S. 00 degrees 12'51" E., a distance of 41.19 feet; thence S. 89 degrees 58'09" E, a distance of 44.54 feet; thence N. 00 degrees 12'41" W, a distance of 16.99 feet; thence S. 89 degrees 58'32" E, a distance of 283.07 feet; thence N. 00 degrees 01'28" E, a distance of 13.00 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for the benefit of the above described parcel as created by and set forth in that certain Grant of Ingress/Egress Access Easement by and between Riviera Dunes Development Partners, LLC, a Delaware limited liability company and Bel Mare Condominium Association, Inc., a Florida not-for-profit corporation and Riviera Beach Townhomes, LLC, a Florida limited liability company, recorded in Official Records Book 2197, Page 3476, of the Public Records of Manatee County, Florida.