

Westfield of Vero Beach, Homeowners Association, Inc.

Annual Meeting Package Enclosures

- 1. Meeting Agendas for Board of Directors Meeting, Annual Meeting & Election of Directors and Organizational Meeting.**
- 2. Minutes of the July 2021 Board Meeting and 2020 Annual and Organizational Meetings**
- 3. 2022 Budget**
- 4. General Proxy, proxy envelope (and instructions)**
- 5. Ballot for election of directors, ballot envelope (and instructions)**
- 6. Lease Amendment / Ballot, Amendment ballot envelope (and instructions)**
- 7. Postage Paid "Return Envelope" (and instructions)**
- 8. Candidates for the Board resumes**

Westfield of Vero HOA, Inc.

Board of Directors Meeting

Wednesday, October 13, 2021 (6 :00 PM)

Vero Beach Inn & Suites

8797 20th Street, Vero Beach, FL 3296

AGENDA

Call to Order
Verification of Posting
Roll Call
Approval of Minutes
Presidents Report
Treasurers Report

Unfinished Business :

Document Revisions
Garage Sale Date

Power Washing
Cameras

New Business :

2022 Budget
Annual Fees
Board Meeting Dates

Appoint ARC Committee
Holiday Decorations

Homeowner Comments

Date of Next Meeting

Motion to Adjourn

Westfield of Vero HOA, Inc.

BOD Meeting Minutes from Wednesday, July 14, 2021

The location of the meeting was the Vero Beach Hotel & Suites, 8797 20th Street, Vero Beach, FL 32966.

The meeting was called to order at 6:00 p.m. by Bill Rooney.

The notice of this meeting was posted on the bulletin board on July 1, 2021 and an email notification was also sent out to all residents.

Roll was called, all Directors were present.

Motion to approve minutes from our previous meeting made by Bill Rooney.

Seconded by Joel Goldman. All present voted Aye.

President's Report:

Home sales are up. Some homes have been selling in hours or days, most are thirty to forty percent over the purchase price.

FP&L really hacked up the trees in our outer perimeter of the development. The board hired Felix to reshape the trees back into a round configuration. They are now blooming again and look great. The Association will need to maintain the trees so that FP&L does not come back and butcher them to clear the lines.

The board authorized Bobby's Auto Shop on 82nd Avenue to put up a perimeter fence along the Avenue. Trees were also added along our fence line. Due to the county's required right-of-way, these trees have been removed.

The alligator was removed from the Westfield lake.

Treasurer's Report:

Financial Year Statement and Financial Compilation Report have been completed and a copy can be requested by written request to Kelly Grebe at Paradise Property Management.

All homes are paid up to date on dues, except one. This home is now for sale and balance will be collected at the closing.

There have been additional expenses this year with the outer perimeter tree trimming.

Another upcoming expense is the replacement of the fifteen year old "call box".

We should expect an increase in the annual fees next year to keep up with the inflation and additional maintenance.

Unfinished Business:

Tree trimming: Felix needs to trim up the six trees at our entrance. There are a total of six trees. Bill Rooney made a **Motion** to move forward with trimming. Pat Spradling Seconded the motion. All present voted Aye.

New Call Box: Our current box is 15 years old. The new box will require additional electrical work and also internet to be installed. The expense is \$138.45+tax per month. There is a \$200 Visa gift card included with installation. Bill Rooney made a

Motion to move forward with the internet. Pat Spradling Seconded the motion. All present voted Aye.

Power Washing: Most homeowners have taken care of pressure washing their driveway. The ARC needs to re-evaluate homes that still need to complete this.

Garbage Can Hedges: Some homeowners still have exposed trash cans on the side of the home. Currently, white panels have not been approved to cover. ARC will evaluate and discuss if we will approve a new structure other than shrubs.

New Business:

Garage Sale: November 2021 we would like to hold the annual sale. Bill Rooney made a **Motion** to move forward with the sale. Saranne Lowther Seconded the motion. All present voted Aye. Volunteers so far include: Saranne, Mary Ann, Gina, Connie & Joyce.

Island Lights: The wiring has been destroyed and the lights no longer work on the small island just inside the subdivision (behind the gates). Electrician gave a quote for just under \$4,000 for re-wiring and new lights. Solar lights will be purchased from Home Depot. Bill Rooney made a **Motion** to set aside \$200 for solar lights. Pat Spradling Seconded the motion. All present voted Aye.

Garage Door Closing: Rules state if the garage door is not in use, the door should remain CLOSED. The ARC will evaluate those who are leaving them open and send out letters.

Hedge Replacement: Hedge along 82nd Avenue has several gaps and also two bushes need to be replaced along 16th Street. Felix will replace.

Homeowner Comments:

Once the internet is updated at entrance, cameras should be reevaluated to better suit the community's needs. Paradise Association Management will get a quote. Temporary speed bumps are being evaluated for the community. These are being researched for discussion at the next meeting. Our Property Management office will be updating the vendor code and email all homeowners once this has been completed.

Our next meeting will be held October 13, 2021 at the Vero Beach Hotel & Suites, 8797 20th Street, Vero Beach, FL 32966.

Bill Rooney made a **Motion** to adjourn the meeting. Saranne Lowther Seconded the motion. All present voted Aye.

Westfield of Vero HOA, Inc.
Annual Members Meeting & Election of Directors

DATE: Wednesday October 13, 2021

TIME: 6:00 pm

PLACE: Vero's Inn & Suites 8797 20th St. (Rt. 60), Vero Beach, FL 32966

NOTICE IS HEREBY GIVEN that there will be a meeting of the members of Westfield of Vero Homeowners Association, Inc. The purpose of the meeting is to elect Directors, each for a One-year term.

AGENDA

- 1. Chairman will call the Meeting to order**
- 2. Roll Call and Quorum determination**
- 3. Proof of notice of meeting**
- 4. Minutes of the 2020 Annual Meeting**
- 5. Appoint two Proctors**
- 6. Certification of Proxies**
- 7. Proof of Notice, Certification of Quorum**
- 8. Nominations from the floor/Election of Directors**
- 9. President's Report**
- 10. Result of Vote on Directors**
- 11. Result on Lease Amendment**
- 12. Old Business**
- 13. New Business**

Adjournment

BY ORDER OF: THE BOARD OF DIRECTORS
Westfield of Vero Beach Homeowners Association, Inc.

Westfield of Vero HOA, Inc.

2020 Annual Meeting Minutes and Election of Directors

October 14th, 2020

Schlitt Property Management Offices: 1209 U.S.Highway # 1, Sebastian, FL 32958

The Meeting was called to order at 6:03 PM

Permission to record the meeting on "Zoom" was granted.

Notice of the meeting was mailed to all members and posted on the Bulletin Board on September 30th, 2020.

Roll Call of Directors was taken and all were present.

Mrs. Spradling, Mrs. Sennett, Mr. Goldman, Mrs. Lowther and Mr. Rooney

Zena & Marcel Barbier provided technical support to conduct the Zoom Meeting.

Also present were Mrs. Terry Calhoun & Mrs. Kelly Grebe of SPM who have verified that a quorum was present to conduct the meeting.

A Motion was made by Mr. Rooney to approve the Minutes of the October 16, 2019 Members Meeting. All voted ...Aye, and the motion passed.

Ms. Trish Holy Cross - Ryder & Pearl Caprice volunteered to act as Proctors to count the ballots.

A call was made for "Nominations from the Floor" None were offered.

Mrs. Calhoun confirmed that five volunteers had submitted Resumes to run for the Board as Directors. Since there were five positions available, there would be no need to count the ballots.

The present Directors mentioned above will remain in office for the coming year.

There were 14 questions submitted to the Members Meeting. It will take some time to collect the information requested from the Accounting Department. When finished, both questions and answers will be posted on the Westfield website.

Next year's Members Meeting will take place on Wednesday, October 13th, 2021.

New Board Members will meet in the next two weeks at the Organizational Meeting, to elect Officers of the Association.

Motion to adjourn the meeting was made by Mr. Rooney, seconded by Mrs. Spradling..... All voted Aye.

The meeting was adjourned.

Westfield of Vero Homeowners Association, Inc.

**Notice of ORGANIZATIONAL MEETING FOR THE 2021/22
BOARD OF DIRECTORS Immediately following the Annual
Meeting on October 13, 2021**

AGENDA

- 1. Proof of Notice**
- 2. Appointment of Chairman**
- 3. Nomination of President**
- 4. Nomination of Vice President**
- 5. Nomination of Treasurer**
- 6. Nomination of Secretary**
- 7. Nomination of Directors**
- 8. Adjournment**

Westfield of Vero HOA, Inc.

2020 Organizational Meeting Minutes of the Board of Directors

Date: October 20, 2020 Time : 3:00 PM

**Location: Schlitt Property Management Office
20th Street & Route # 1 Vero Beach, FL**

Notice of the meeting was announced at the Annual Meeting and posted on the Bulletin Board.

A quorum of Directors are present to conduct the meeting.

Mrs. Spradling, Mrs. Sennett, Mr. Goldman, Mrs. Lowther & Mr. Rooney

The meeting is being held to elect Officers of the Corporation to a term of one year.

Directors were asked if they would like to have a vote to hold a different office than they currently hold. None wanted to change.

**Motion by Mr. Rooney to have all continue in the positions they currently hold.
Second by Mrs. Lowther. All voted aye. The motion passes.**

**Mr. Rooney — President
Mrs. Spradling — Vice President
Mrs. Sennett — Treasurer
Mrs. Lowther — Secretary
Mr. Goldman — Director**

Motion to Adjourn by Mr. Rooney , Second by Mrs. Spradling , all voted aye.

Motion Passes

Meeting Adjourned

Westfield of Vero

2022 Budget

Westfield of Vero Homeowners Association, Inc			
	Account	Description	2022 Budget
Operating Accounts			
Income Accounts			
Income			
	40-4010-00	Owner Assessments	\$195,356.52
	40-4025-00	Capital Contribution	\$0.00
	40-4040-00	NA	\$0.00
	40-4050-00	Interest Earned - Operating	\$0.00
	40-4073-00	Application Fee	\$0.00
	40-4075-00	Replacement Keys/FOBS/Openers	\$0.00
	40-4078-00	Late Fees Collected	\$0.00
	40-4080-00	NA	\$0.00
	40-4085-00	Late Interest Collected	\$0.00
	40-4088-00	NA	\$0.00
New			
Income Accounts Total			\$195,356.52
Expense Accounts			
Administrative			
	50-5010-00	Audit/ Taxes	\$1,900.00
	50-5020-00	Website	\$300.00
	50-5025-00	Insurance Expense	\$4,500.00
	50-5030-00	Legal Fees - Associations	\$3,000.00
	50-5050-00	Office and Postage Expense	\$3,500.00
	50-5056-00	License and Taxes	\$62.00
	50-5060-00	Bad Debt	\$1,000.00
	50-5070-00	Management Fees	\$15,000.00
Contracts			
	60-6030-00	Landscaping Contract Homes	\$85,488.00
Utilities			
	65-6505-00	Electric	\$8,000.00
	65-6530-00	Telephone	\$3,200.00
	65-6531-00	General Fund	\$0.00
Common Ground Maintenance			
	70-7010-00	Common Area Landscape Maintenance	\$16,500.00
	70-7021-00	Entry Gates Maint/Repairs	\$5,000.00
	70-7022-00	Gate Camera/Setup	\$3,000.00
	70-7035-00	Landscape Replace/Maint	\$7,200.00
	70-7068-00	Grounds/Sprinkler Maintenance	\$5,000.00
	70-7075-00	Lake Maintenance	\$4,200.00
	70-7080-00	General Repairs & Maintenance Other	\$4,200.00
	70-7090-00	North Fence Maintenance	\$4,000.00
Reserves			
	80-8040-00	Road Reserve	\$20,306.52
New			
Expense Accounts Total			\$195,356.52
Operating Accounts Net			\$0.00

New Monthly Maintenance Fee \$118.83

Resumes for Board of Directors Candidates

William (Bill) Rooney

Patricia (Pat) Spradling

MaryAnn Sennett

Saranne Lowther

Joel Goldman

Karen Phillips

William Rooney

8172 Westfield Circle
Vero Beach, FL 32966
(772) 567-7521

Nominee for the Board of Directors

As the original developer of Westfield went into foreclosure in 2010 and the builder abandoned the development, the Association was turned over to the original 17 homeowners. As the new Board of Directors was elected, I was nominated as President and have remained in that position to the present day.

With the help of many dedicated people on the Board and with the guidance and perseverance of Terry Calhoun and the Schlitt Management Co. we were able to survive the housing crisis, the collapse of the banking industry and several months without money to pay our bills.

After several years, D.R. Horton was attracted to the possibilities of building Westfield into a wonderful community and purchased all of the remaining lots. With D.R. Horton building homes at a rapid pace and the Association finally having enough funds to initiate improvements, the community started to take shape.

Over the last few years the Association has put in a lake fountain to reduce algae in the pond, added three new street lights & security cameras to the front entrance. Inside the front gate, we have replaced the dead trees and added flowering shrubs and decorative lights to the island. At our front entrance, we now have a beautiful park with yellow shrubs that are starting to mature and a sidewalk and walkway of stone pavers. This year we were able to complete the renovation of the construction entrance and now have a beautiful walkway and pedestrian gate. It is my desire to continue as a member of the Board and to serve the wonderful people of Westfield in the coming years. I would be most thankful for your vote in the coming election.

Work Experience:

1996 - 2008 Vice President, Flex Plastics Inc., Carlstadt, NJ
1995 - 1996 Sales & Marketing Consultant, Parmalat USA, NJ
1993 - 1995 Vice President, Franks Beverages, Philadelphia, PA
1983 - 1993 Vice President, C&C Cola Inc., Elizabeth, NJ
1982 - 1983 Regional Manager, Yahoo Chocolate Drink Co., Little Ferry, NJ
1962 - 1982 General Manager, Canada Dry Corp., College Point, NY

Military Experience: 1959 - 1961 Sergeant, U. S. Army, Long Range Patrol, Germany

Education: 1957 Graduate, Newtown High School, Corona NY

Family Status : Married, 55 years to Lorraine, 5 Children

Patricia A Spradling
8174 Westfield Circle
Vero Beach, FL 32966

Work Experience:

Wall Street Journal - Office Manager
Peerless Photo Products - Administrative Assistant to Director of Manufacturing
U. S. Treasury - Customer Service Manager

Board of Directors Experience:

1991 - 1994 Director Dahlia HOA, Plantation, FL
2015 - Director, Westfield HOA
2016 - Vice President, Westfield HOA

Committees:

2014 - Westfield Architectural Review Committee member
2015 to present - Chairman of the Westfield ARC
2014, 2015 and 2016 - Member of Westfield Block Party Committee

Other:

2013 - Implemented and administrator the Westfield Neighbors Facebook Page
2016 - Organized and participated in the First Annual Westfield Santa Claus Parade

If I am re-elected to the Board of Directors, I will continue to work for the good of all homeowners in our Westfield Community, and will consistently have the upkeep, improvement, and increase of home values in the forefront of our discussions and my votes.

MaryAnn Sennett

8074 Westfield Cir Vero Beach Fl 32966

- My husband Russ and I have been together for 40 years and fell in love with Vero Beach at first sight! We have owned on Hutchinson Island for 10 years and decided to retire to Westfield in 2014. My sole interest for being on the board is to contribute in maintaining our beautiful development. I am eager to volunteer with anything that has to do with our community and happy to help my neighbors. I hope for the opportunity to continue to serve you for another term.

Work Experience

Long Island Jewish Medical Center/Dr.P. Kurzweil

Nurse

1980-2015

North Shore Physical Medicine And Rehab

Nurse/Accounting office manager

2000-2015

Education

I Have A Degree In Nursing And Accounting

SARANNE LOWTHER

8109 Westfield Circle • 772-643-8410

• essisk10@gmail.com •

I would like to seek a position on the Westfield Board of Directors to better serve my community. Being a young and longstanding resident of Westfield, I feel I have fresh perspectives and ideas to contribute to our community.

EDUCATION

AUGUST 2012

ASSOCIATES OF SCIENCE IN FUNERAL SERVICE, GUPTON JONES, DECATUR, GEORGIA

OCCUPATION

2012 – CURRENT

LICENSED FUNERAL DIRECTOR, THOMAS S. LOWTHER FUNERAL HOME & CREAMTORY

Our family owns and operates a local funeral home. Both my husband, Ryan and I are Licensed Funeral Directors, serving our local community.

CONTRIBUTIONS TO WESTFIELD

- April 18-Current: Head of Flag Committee for Neighborhood
- 2014-Current: Hosts Annual Community Yard Sale
- 2014-Current: Christmas decorations team
- 2014- Current: Hosts Annual Westfield Ladies Luncheon
- 2014-2016: Helped with hosting block party

VISION FOR THE COMMUNITY

My husband and I have been residents of Westfield since April 2014. We have had the opportunity see the community grow. My goal for the community would be the in best interests of everyone and to help maintain and continue to increase our property values. I am already an active member in our Westfield community and look forward to serving in more opportunities.

My husband is a 5th generation Vero Beach native and we are proud to serve our local community. We have a lot to offer to our community. One benefit of having a local business, is having a centralized meeting location that is available at no cost to our association. We would be willing to open our business doors to host board meetings and the annual member meetings.

Joel Goldman

8091 Westfield Circle
Vero Beach, FL 32966

My wife Joyce and I have been residents of Vero Beach for 10 years, and the Westfield community since 2015.

Enjoy watching college football, college basketball, and the Hallmark Christmas movies.

Work Experience:

1972-1994: Safety Director for trucking companies in New Jersey and Florida.

1994-2001: Commercial Union Insurance Company; Atlanta, GA

Regional Loss Control Manager; responsible for ensuring safe fleet operations for the trucking companies we insured.

2001-2013: Carolina Casualty Insurance Company; Jacksonville, FL

Loss Prevention Specialist; providing loss prevention services for fleet accounts in the Southeast.

Board Experience:

2012-2013: President of Woodfield HOA; Vero Beach, FL

2018-2021: Board member: Westfield HOA; Vero Beach, FL

Education:

B.S. in Broadcasting Journalism; Emerson College; Boston, MA, 1968

We have enjoyed living in this special community, and would appreciate the opportunity to continue to serve as a member of your Board, contributing in any capacity towards maintaining the quality of life we currently enjoy.

Karen Phillips 8131 Westfield Circle

I previously was employed as a Law Enforcement Officer, assigned to the Detective Division at the El Dorado County Sheriff's Department in Placerville/Lake Tahoe, CA. I was the first female officer assigned to the Detective Division in the first established Sheriff's Department in the State of California. Something of which I am very proud. I was primarily tasked with investigating white-collar crimes in addition to homicide, rape, and other major crimes. I compiled the information related to the crime, identifying the suspects, and submitted the reports to the District Attorney's office for prosecution. I was retired in 1992 due to an on-the-job injury.

In 1997 my husband at that time, and I started a classic car transportation business. We transported classic and exotic vehicles nationwide in a special design semi-truck and 3 car enclosed trailer. I was responsible for advertising the business in nationwide publications, scheduling pickup and delivery of vehicles and maintaining contact with those individuals who hired our company to transport their vehicle. I inspected vehicles prior to my loading the vehicle in our trailer, noting any damage on the vehicle. Once the vehicle was delivered, the person accepting the delivery was provided a copy of the pre-loading inspection sheet which they signed and provided payment for the service. We transported vehicles valued in excess of \$1 million. We were fortunate to visit every state on the mainland while picking up or delivering vehicles. We closed down the business in 2002, my husband passed away in 2005.

I served on the Board of Directors in the capacity of Vice-President for the Tierra del Rio homeowners association, a community of 340 parcels, for 11 years when I previously resided in Ft. Mohave, AZ. Responsibilities included chairing monthly meetings in the absence of the Association President, reviewing monthly expenditures, reviewing bids for services, reviewing architectural requests, signing association checks for services, and interacting closely with the management firm with regards to issues within the community. I resigned in May 2021 prior to my relocation to Florida.

My belief is a homeowner's association should benefit all who live in the community. As a Board of Director, I believe, first and foremost, in fiscal responsibility, fair and equitable treatment of all members of the community. A safe, clean, visually appealing well-kept community is a benefit to all members at a reasonable monthly fee.

Westfield of Vero HOA, INC

Re: Declaration of Covenants Article IV, Section 2 Property Rights & Requirements

During the past few months, we have experienced a sudden increase of home buyers which has caused a stark increase in the cost of properties in our development.

During this time, eight homeowners have taken advantage of the tremendous increase in property values and have sold their homes in Westfield.

Some of these homes have been bought by people who have no intention of living in the home, but for the specific purpose of renting them out.

Two years ago, before the Covid virus struck, the Board of Directors had presented changes to our governing documents, which would reflect the current needs of our community, as well as eliminating all references and protections of the original developer, which are longer relevant.

In order for the new documents to take effect, Florida State law requires an affirmative vote of two thirds of the 137 owners in our development.

Some of our homeowners did not vote at all, and some voted not to accept the new documents. When the vote was tabulated, we were five votes short of acceptance, and the community had to stay with the old documents.

One of the changes that was proposed in the new documents was a stipulation that required a new homeowner to hold title of the house for a minimum of one year before they could rent out the house. In addition, no lease could be for a period of less than one year.

As stated in our documents, Westfield was developed for single family homeowners who have an interest in maintaining the community and preserving property values. Too many rentals in a community like ours will degrade that desire.

Please review the proposed amendment for Owner's Use of Lot and cast your vote on the enclosed ballot.

Results will be tabulated at the Annual Meeting on October 13th, 2021.

PROPOSED AMENDMENT CHANGE TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR WESTFIELD OF VERO SUBDIVISION

ARTICLE IV PROPERTY RIGHTS AND REQUIREMENTS

Current Documents

Section 2. Owner's Use of Lot

An Owner's use of his or her Lot shall be limited to residential purposes, but nothing herein shall be deemed to prevent an Owner from leasing his or her residence to a single family for the purpose of a residence, subject to these covenants and restrictions. All Owners leasing or renting their Lots or Homes shall be required to incorporate the following provision in their lease or rental agreements, substantially in the following form:

The Lease Premises are a part of a Subdivision, All person occupying property
In WESTFIELD are required to observe the Covenants and Restrictions of the WESTFIELD OF
VERO HOMEOWNERS ASSOCIATION, INC. Copies of all Covenants and Restrictions are to
be obtained from the landlord.

In addition, all Owners leasing their Homes are required to provide the Association with a copy of the lease or the names and addresses of the Landlord and the Tenant that are contained in the lease or rental agreement.

Proposed Amendment Change

Section 2. Owner's Use of Lot

(a) An Owner's use of his or her Lot shall be limited to residential purposes. Lots and the dwellings thereon may not be leased during the first one (1) year after the Lot Owner has acquired Title to the Lot. Owners permitted to lease their Lots and the dwellings thereon may only lease them to a single family, related by blood, marriage adoption for the purpose of a residence, subject to these Covenants and Restrictions. All Owners leasing or renting their Lots or Homes shall be required to incorporate the following provision in their lease or rental agreements, substantially in the following form:

The Leased Premises are a part of a Subdivision, All persons occupying property In WESTFIELD are required to observe the Covenants, Conditions and Restrictions for Westfield Subdivision. Copies of all Covenants and Restrictions are to be obtained from the landlord.

In addition, all Owners leasing their Homes are required to provide the Association with a copy of the lease or the names and addresses of the Landlord and the Tenant that are contained in the lease or rental agreement.

(b) No Lease shall be for less than one year.

AMENDMENT BALLOT

The purpose of this vote is to change the current language of Article IV, Section 2
"Property Rights and Requirements" of the Declaration of Covenants, Conditions &
Restrictions for Westfield Subdivision.

As lot owner and voting representative, I have read the Proposed Amendment Change
for Owner's use of Lot and hereby place my vote to:

_____ YES, Change the documents

_____ NO, Keep the documents the same

Signature _____

Date _____

Address _____

Votes will be tabulated at the Annual Meeting on Wednesday October 13, 2021

ELECTION BALLOT

WESTFIELD OF VERO BEACH HOMEOWNERS ASSOCIATION

Election of Directors 2021/22

There are **FIVE (5)** vacancies for 2021/22. Listed below are the members proposed to serve as the Directors.

Please vote for **FIVE (5)** Directors by using an **X** in the appropriate box next to the name.

PLEASE VOTE FOR FIVE (5) DIRECTORS

William (Bill) Rooney ()

Patricia (Pat) Spradling ()

MaryAnn Sennett ()

Saranne Lowther ()

Joel Goldman ()

Karen Phillips ()

GENERAL PROXY

ANNUAL MEETING OF MEMBERS

WESTFIELD OF VERO HOMEOWNERS ASSOCIATION, INC.

The undersigned, being the owner or voting representative of lot/address _____, in Westfield Subdivision, hereby appoints _____ (or if I have not appointed a proxy holder above, I hereby appoint the President of the Association) as my proxy holder, with full power of substitution, to attend the meeting in my place for the purpose of establishing a quorum, and to vote and act for me as proxy upon all matters for which a limited proxy is not required at the annual meeting of members of the Association on the 13th day of October, 2021, at 6:00 p.m., to be held at Vero's Inn & Suites, 8797 20th Street, Vero Beach, Indian River County, Florida, or any adjournment or adjournments thereof.

The undersigned ratifies and confirms any and all acts and things that the Proxy may do or cause to be done in the premises, whether at the meeting referred to above, or at any change, adjournment or continuation of it, authorizes and instructs the Proxy to use his best judgment on all other matters which properly come before the meeting at which a general power may be used, and revokes all prior proxies previously executed.

Dated this _____ day of _____, 2021.

Owner or Voting Representative

This Proxy must be completed, signed by the owner of the subject lot, or the voting representative for the lot and filed with the Secretary of the Association by no later than the date and time of the meeting and should be completed if you have any doubts about attending the meeting. If you select a Proxy Holder and do attend the meeting, this Proxy will not count, and you will be allowed to vote at the meeting in person. The Proxy Holder who you choose must attend the meeting for quorum purposes. It is important for you to notify the person you choose as Proxy Holder, so that he is aware of your choice and to ensure his attendance at the meeting.

IMPORTANT INSTRUCTIONS

PLEASE FOLLOW INSTRUCTIONS CAREFULLY
WHEN RETURNING YOUR ENVELOPES.

1. The Election Ballot only is placed into
the small envelope marked "Ballot"

<div>Ballot</div> <p>Do not place anything other than your Ballot in this envelope. Place this sealed Ballot Envelope into the RETURN ENVELOPE and mail.</p>

2. The Proxy only is placed into the
small envelope marked "Proxy"

<div>PROXY</div> <p>Do not place anything other than your Proxy in this envelope. Place this sealed Proxy Envelope into the RETURN ENVELOPE and mail.</p>
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3. The Amendment Ballot only is
placed into the small envelope marked
"Amendment Ballot"

<div>Amendment</div> <div>Ballot</div> <p>Do not place anything other than your Ballot in this envelope. Place this sealed Ballot Envelope into the RETURN ENVELOPE and mail.</p>

4. Place the sealed Ballot Envelope.
The sealed Amendment Ballot Envelope
and the sealed Proxy Envelope **INSIDE** the
Return Envelope, Sign, Seal and Mail.

<hr/> <hr/> <hr/>	
Signature Required	Paradise Association Management 1209 US Highway 1 Sebastian, fl. 32958
Return Envelope	