

**FIRST NOTICE OF DATE OF ANNUAL MEETING
AND BOARD ELECTION OF
GARDEN POINT, INC.
AND PROCEDURE FOR QUALIFYING FOR BOARD**

TO ALL MEMBERS:

On **Saturday, April 6, 2024, at 11:00 a.m., American Legion Hall, 171 SW 2nd St, Pompano Beach, Florida 33060**, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" that will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

At least forty (40) days prior to the date of the election (on or before **February 26, 2024**), you must give written notice, either by mail, in person or email, to the Association of your intent to run for the Board, addressed to the Association's mailing address: **Garden Point, Inc., 700 Pine Drive, Pompano Beach, FL 33060 or info@PrecisionCondo.com**. The enclosed Notice of Intent to be a Candidate for the Board/Candidate Certification Form may be used for that purpose.

You may submit an Information Sheet, no larger than 8 1/2 inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association at least thirty-five (35) days prior to the date of the election (on or before **March 2, 2024**). Please note that the Chapter 718, Florida Statutes, now requires the following:

"Within 90 days after being elected or appointed to the board of an association in a residential condominium, each newly elected or appointed director shall certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. In lieu of this written certification, the newly elected or appointed director may submit a certificate of having satisfactorily completed the educational curriculum administered by a division-approved condominium education provider within 90 days after being elected or appointed to the board."

The Information Sheet, Certification Forms and ballots will be mailed to voting members, with the Second Notice of the Annual Meeting, not less than **fourteen (14)** days prior to the date of the Annual Meeting.

VOTING CERTIFICATE

A voting certificate is being provided to determine who the voting representative will be for your unit, if your unit is owned by more than one person or a corporation. Please note the following information about **VOTING CERTIFICATES**:

- 1) A **voting certificate** is for the purpose of establishing who is authorized to vote for a unit owned by **more than one person** (even if husband and wife) **or a corporation**. A voting certificate is **not** needed if the unit is owned by only one person.
- 2) A voting certificate is **not a proxy** and may not be used as such. Only an owner or the appropriate corporate officer or appropriate corporate employee may be named on a voting certificate, **not a third party**.
- 3) A voting certificate must be signed by **all** of the owners of the unit or the appropriate corporate officer.
- 4) A **voting certificate** is enclosed with this notice for your use, if needed.
- 5) The person designated in the voting certificate will receive the Second Notice pertaining to the election of directors and be authorized to cast the ballot for the election.

Dated: February 5, 2024

BY ORDER OF THE BOARD OF DIRECTORS

Laura Sachs
Laura Sachs, President

**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE BOARD OF DIRECTORS
GARDEN POINT, INC.
AND
CONDOMINIUM ASSOCIATION CANDIDATE CERTIFICATION FORM***

I, (*print name*) _____, hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am / am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

I understand, that if elected, I will be required within 90 days to certify in writing to the secretary of the association 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; that I will faithfully discharge my fiduciary responsibility to the association's members. In lieu of this written certification, I may submit a certificate of satisfactory completion of an educational curriculum administered by a division-approved condominium education provider.

Date: _____, 2024. Signature: _____

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

- I.** IN A CONDOMINIUM WITH MORE THAN 10 UNITS, IF YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME;
- II.** YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS PENDING;
- III.** YOU ARE DELINQUENT IN THE PAYMENT OF ANY MONETARY OBLIGATION DUE TO THE ASSOCIATION;
- IV.** YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR A PERIOD OF NO LESS THAN FIVE YEARS AS OF THE DATE OF THE ELECTION); AND/OR
- V.** YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING.

CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

To the Secretary of
Garden Point, Inc.
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment) No. _____ in
Garden Point Condominium No. _____, have designated

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and Bylaws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. No Voting Certificate required.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate required designating either Bill or Mary as the voting representative. NOT A THIRD PERSON.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED _____, 20____.

OWNER

OWNER

OWNER

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.