

## SECOND NOTICE OF ANNUAL MEETING AND ELECTION OF DIRECTORS OF GARDEN POINT, INC.

### TO ALL MEMBERS:

On **Saturday, April 6, 2024, at 11:00 a.m., American Legion Hall, 171 SW 2<sup>nd</sup> Street, Pompano Beach, FL 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. The Agenda for the Annual Meeting is:

1. Calling of the Roll and Certifying of Proxies.
2. Proof of Notice of Meeting or Waiver of Notice.
3. Reading of Minutes.
4. Reports of Officers.
5. Reports of Committees.
6. Appointment of Chairman of Inspectors of Election.
7. Election of Directors.
8. Unfinished Business.
9. New Business: *none*
10. Adjournment.

A **majority** of all Association Members (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a proxy** in order to conduct business other than the election of Directors.

Enclosed with this Notice is a ballot for the election of Directors as well as Candidate Certification Forms and Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements and Certification Forms.

### Instructions for Marking and Returning Ballot for Directors.

1. The enclosed ballot lists all candidates who are qualified to run for the Board. There will be **seven (7)** Directors elected. Please vote for no more than **seven (7)** candidates by marking the ballot with an “X” on the box next to the candidate’s name.
2. The ballot must be placed and sealed in the ballot envelope. The ballot envelope must then be placed and sealed in the envelope addressed to the Association and mailed to the Association’s representative at 700 Pine Drive, Pompano Beach, FL 33060
3. You must fill in the unit information on the outside of the envelope addressed to the Association and have all owners, or the voting member designated on the Certificate of Appointment of Voting Representative, sign their/his/her name.
4. The ballot must be **received** by the Association no later than **April 6, 2024**.
5. Ballots should be received prior to the meeting.

## VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by limited proxy, please note the following information about **PROXIES**:

1. A limited **proxy** is for the purpose of 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 of the unit or the one among them that they designated on a voting certificate. Please note that you cannot vote for Directors by proxy. If you intend to vote for Directors and do not attend the Annual Meeting, **you must vote by use of the enclosed Election Ballot**.
2. The proxy should be submitted to the Association **prior to the scheduled time of the meeting**. It can be mailed to the Association at: **Garden Point, Inc 700 Pine Drive, Pompano Beach, FL 33060**. It is encouraged that the proxy be submitted as long before the meeting as possible, 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 also 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.
5. A **proxy form** is enclosed with this notice for your use, if needed.

Again, please be sure to mail in your limited proxy and your ballot or attend the Annual Meeting. Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association.

The agenda for the Board Meeting is as follows:

- a. Certifying quorum – Call to Order
- b. Proof of Notice of Meeting
- c. New Business:
  - 1) **Election of Officers**
- d. Adjournment

Dated: March 22, 2024.

**BY ORDER OF THE BOARD OF DIRECTORS**

Laura Sachs  
**Laura Sachs, President**

**GARDEN POINT, INC.**

**BALLOT FOR ELECTING DIRECTORS**

**SATURDAY, APRIL 6, 2024**

**11:00 A.M.**

Vote for no more than **seven (7)** candidates. **If you vote for more than seven (7) candidates, your ballot will be invalid.**

☐

Anthony Anderson

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Aline Bedei

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Gaetan Belanger

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Rosanne Delloiacono

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Leah Kappen

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Laura Sachs

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Jenny Smith

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Arthur Stroub

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## 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, Inc.**, 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.***

February 18, 2024

Garden Point Inc.  
700 Pine Drive  
Pompano Beach, FL 33060

Dear Garden Point Owners and Residents,

My name is Jenny Smith and I have been a full time resident in unit 305 since 2012 and my immediate family has owned the unit since 2003. I have a long standing personal history with Garden Point and a vested interest in maintaining a thriving community.

The key to overall betterment of our community requires a commitment to fostering unity and promoting teamwork.

I strongly believe in creating an environment where residents feel connected, supported, and informed. By

encouraging open communication and collaboration, we can address concerns together and successfully complete our goals.

I am dedicated to the working with fellow board members and residents. By pooling our strengths and perspectives, we can overcome challenges more effectively and implement initiatives that benefit everyone.

I am committed to our community and eager to contribute my time, skills, and enthusiasm to initiatives that promote safety, sustainability, and a sense of community pride.

In conclusion, I am excited about the opportunity to continue to serve on our Condo Board and contribute to the positive growth of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenny Smith', with a stylized flourish at the end.

Jenny Smith # 305  
954-461-6607  
Jsmith5397@aol.com

***Rosanne Dellolacono***  
***Garden Point Unit 102***

My name is Rosanne Dellolacono, I grew up in Rhode Island and lived for many years in New Hampshire. I moved to Florida in 2015 to pursue a new life in the Sunshine State.

I have many years in the property management field and bookkeeping. I am the Controller for Randall Stofft Architects in Delray Beach and I have been with the company now 6 years. My expertise is in management and accounting.

I owned at Garden Point prior to buying unit 102 this past October. I know many of the owners and have enjoyed living there in the past and I am happy to be back. For me Garden Point is my home, and I am a full-time resident.

I look forward to the opportunity to serve Garden Point as a member of its Board of Directors

## LIMITED PROXY

The undersigned owners, or their voting representative, hereby appoint the Secretary of the Association, his/her designee, or \_\_\_\_\_, as nominee, and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent, and cast votes only as I specifically instruct in reference to the following matters to come before **Garden Point Condominium Association, Inc.**, at the Annual Meeting of the Membership and Elections to be held on Saturday, April 6, 2024, at 11:00 a.m., American Legion Hall, 171 SW 2<sup>nd</sup> Street, Pompano Beach, Florida 33060, or on such day as the meeting may thereafter be held by adjournment or otherwise. The proxyholder 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 proxyholder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers limited powers, or both. Check "General Powers" if you want your proxyholder to vote on other issues which may arise at the meeting and for which a limited proxy is not required.)

\_\_\_\_\_ I authorize and instruct my proxy to use his/her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

**LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW.)**

  X   To Establish Quorum

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW: N/A

DATED: \_\_\_\_\_, 2024

BLDG: \_\_\_\_\_ UNIT: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE(S) OF UNIT OWNER(S) OR  
DESIGNATED VOTING REPRESENTATIVE

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**(DO NOT FILL OUT THIS SECTION - THIS IS FOR YOUR DESIGNATED PROXY TO ASSIGN THE PROXY TO SOMEONE ELSE IF HE\SHE CANNOT ATTEND THE MEETING.)**

### SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_

\_\_\_\_\_ to substitute for me in voting the proxy set forth above.

DATE: \_\_\_\_\_, 2024

\_\_\_\_\_  
(Signature of Proxyholder)

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.