

# Grand Bay Condominium Association, Inc.

991 N. Barfield Drive  
Marco Island, FL 34145

## First Notice of Annual Membership Meeting and Procedure for Qualifying for Board

TO ALL MEMBERS:

On *Tuesday, February 17, 2026, at 10:00 a.m. at the Clubhouse* (991 N. Barfield Drive, Marco Island, FL) and *via Zoom Conferencing*, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may be lawfully conducted. Two directors will be elected for three (3) year terms. The following directors have expiring terms: Maria Leuci and Stuart Vandersluis

The purpose of this Notice is to advise you of the day, time and place of the meeting and to inform you of the process of qualifying for the board.

You will receive a "Second Notice" which will specify the agenda and advise you of other important information concerning the Annual Meeting.

### QUALIFYING FOR THE BOARD

On or before *January 8, 2026*, you must give written notice to the association of your desire to run for the Board. The Association's mailing address is

**Grand Bay Condominium Association, c/o Beachside Property Management,  
20 Marco Lake Drive, Suite 9, Marco Island, FL 34145.**

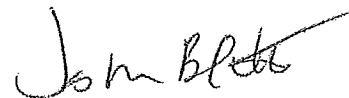
The attached "Notice of Intent to be a Candidate for the Board" may be used for this purpose.

You may submit an Information Sheet, no larger than 8 ½ inches by 11 inches, containing your qualifications and/or platform for office and submit it to the Association on or before *January 13, 2026*.

The information sheets and ballots listing the candidates will be mailed to voting members along with the Second Notice, at least thirty (30) days prior to the Annual Meeting.

Dated: December 15, 2025

BY THE ORDER OF THE BOARD OF DIRECTORS



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Jim Bonfitto, Property Manager  
Management Agent for Grand Bay Condominium Association, Inc.

**NOTICE OF INTENT TO BE A CANDIDATE  
FOR THE BOARD OF DIRECTORS**

**GRAND BAY CONDOMINIUM ASSOCIATION**

I, \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors of *Grand Bay Condominium Association*.

I 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 certify that I have read and understand, to the best of my ability, the governing documents of the above-captioned Association and the Florida condominium laws and Administrative Code.

(Please type or print your name beneath your signature)

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**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 CURRENTLY A DIRECTOR AND YOU ARE MORE THAN 90 DAYS DELINQUENT IN THE PAYMENT OF REGULAR ASSESSMENTS;
- IV. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICITON 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 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.