

Grand Bay Condominium Association, Inc.

991 N. Barfield Drive
Marco Island, FL 34145

SECOND NOTICE OF THE ANNUAL MEETING & BOARD OF DIRECTORS MEETING

TO ALL MEMBERS:

On *Tuesday, February 17, 2026, at 10:00am. 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. There are two (2) seats for the Board of Directors available and two (2) intents to run were received, therefore, an election will not be needed. Maria Leuci, and Stuart Vandersluis will each serve three (3) year terms. An identification of agenda items is as follows:

1. Call to Order
2. Establish Quorum
3. Proof of Notice of Meeting
4. Approval of Minutes 2025 Annual Meeting
5. Report of Officers
6. New Business
 - a. Vote on Rollover of Excess Funds for the Year Ending December 31, 2026
 - b. Vote to authorize the Board to waive the statutory year-end financial reporting requirement for the fiscal year ending December 31, 2026, and allow the Board to prepare or cause to be prepared a report of cash receipts and expenditures, if applicable by FL Statute
7. Open Forum
8. Adjournment

NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the Annual Meeting for the purpose of electing officers. The directors present at the Annual Meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

BOARD MEETING UPON ADJOURNMENT OF ANNUAL MEETING

1. Call to Order
2. Proof of Notice of Meeting
3. Approval of Previous Board Meeting Minutes
4. Election of Officers
5. Change of Bank Signatures (if any)
6. New Business
7. Adjournment

At least fifty-one percent (51%) 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 limited proxy** in order to conduct business other than the election of Directors.

Dated: January 21, 2026

Grand Bay Condominium Association, Inc.

991 N. Barfield Drive
Marco Island, FL 34145

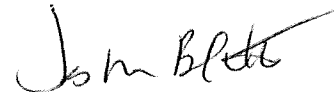
VOTING BY PROXY

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

1. A **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 designated voter.
2. The proxy should be submitted to the Association Secretary **prior to the scheduled time of the meeting**. It can be mailed to the Association (in the envelope provided) or hand-delivered, either by you or your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration. 20 Marco Lake Dr., Ste. 9 Marco Island, FL 34145 contact@beachsidepm.com
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 party 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.

Dated: January 21, 2026

BY THE ORDER OF THE BOARD OF DIRECTORS



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

Join Zoom Meeting

<https://us02web.zoom.us/j/86354686621?pwd=Hmq2dgK8hKmzSmmMrX7iHdXyJQ19pi.1>

Meeting ID: 863 5468 6621

Passcode: 782775

One tap mobile

+13052241968,,86354686621#,,,,*782775# US

+16469313860,,86354686621#,,,,*782775# US

Dial by your location

- +1 305 224 1968 US
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)

LIMITED PROXY

The undersigned, owner(s) of Unit No. _____ at the Grand Bay Condominium Association, Inc. appoints:
(Check one):

- _____ a) Pam Pusinelli, Secretary of the Association, or designee on behalf of the Board of Directors,
or
_____ b) _____ (if you check b, write in the name of your proxy.)

as my proxy holder to attend the **Annual Membership Meeting of the Grand Bay Condominium Association, to be held on Tuesday, February 17, 2026, at 10:00 am, at the Clubhouse (991 N. Barfield Dr., Marco Island, FL) and by ZOOM.** 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 to 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 might come up at the meeting and for which a limited proxy is not required.)

_____ I authorize and instruct my proxy to use his or 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). I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Vote on Rollover of excess membership income over membership expenses, if any, for the fiscal year ending December 31, 2026, to offset the subsequent tax year member assessments as provided by the IRS Revenue Ruling 70-604.

_____ IN FAVOR _____ OPPOSED

2. Should the members waive the statutory year-end financial reporting requirement for an audit and permit the Board to present the year-end financial statement of revenues and expenses prepared by the Management Company for the fiscal year ending December 31, 2026.

_____ IN FAVOR _____ OPPOSED

The undersigned ratify and confirm 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, and revoke all prior proxies previously executed.

Signature _____

Print Name _____

Signature _____

Print Name _____

Dated _____

Unit No. _____

THIS PROXY IS REVOCABLE AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT THEREOF, AND IN NO EVENT FOR MORE THAN NINETY (90) DAYS.
