

GRAND BAY CONDOMINIUM, INC.
NOTICE OF MEMBERSHIP MEETING AND MEETING OF THE BOARD OF DIRECTORS

DATE and TIME: Wednesday, April 29 10:00am

PLACE: Grand Bay Clubhouse

991 N. Collier Blvd

Marco Island, FL 34145

and Zoom (Listen Only)

MEMBERSHIP MEETING AGENDA:

1. Call to Order
2. Establish Quorum
3. Proof of Notice of Meeting
4. Approval of Minutes 2026 Annual Meeting
5. New Business
 - a. Vote on Boat Lift Motor Height
6. Open Forum
7. Adjournment

BOARD MEETING UPON ADJOURNMENT OF MEMBERSHIP MEETING

1. Call to Order/ Establish Quorum
2. Proof of Notice
3. Approve Minutes from Previous Meeting
4. President's Report
5. Treasurer's Report
6. Manager's Report
7. Old Business
 - a. CMR Roofing
 - b. Building Plumbing
8. New Business
 - a. Front Door Locks
9. Open Forum
10. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/82933168517?pwd=SuqAZagSpzLYDt3CYzgK9FvJLgjXmE.1>

Meeting ID: 829 3316 8517

Passcode: 680155

One tap mobile

+13052241968,,82933168517#,,,,*680155# US

+16465588656,,82933168517#,,,,*680155# US (New York)

Dial by your location

• +1 305 224 1968 US

Grand Bay Condominium Association, Inc.

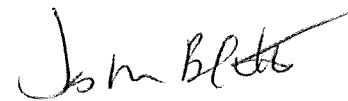
991 N. Barfield Drive
Marco Island, FL 34145

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 A proxy may be **revoked** in writing or **superseded** by a later proxy to another person.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.

BY THE ORDER OF THE BOARD OF DIRECTORS



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

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 **Membership Meeting of the Grand Bay Condominium Association, to be held on Wednesday, April 29, 2026, at 10:00 A.M., at the Grand Bay Social Room (991 N. Barfield Dr., Marco Island, FL) and by ZOOM (Listen Only).** 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:

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:

Proposal:

To adopt a standard regulating the maximum allowable height of boat lift motors within the Grand Bay Condominium Association. Specifically, the Association would amend its rules to state that no unit owner may raise their boat lift motor(s) higher than 75" (maximum height) above the dock.

Shall the Association adopt a rule establishing that boat lift motors may not be raised higher than 75" (maximum height) above the dock?

_____ YES

_____ NO

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.
