

MACARTHUR BEACH & RACQUET CLUB, INC.

SECOND NOTICE OF ELECTION AND ANNUAL MEETING DATE

In accordance with the By-Laws of the Association, 718.112 (2) (D) of the Florida Statutes and 61B-23.0021 of the Florida Administrative Code. The Annual Meeting & Board Election will be held at the following place, date and time:

AGENDA

2019 ANNUAL MEETING OF THE MEMBERS

DATE: Tuesday, February 5, 2019
TIME: 7:00 p.m. (Sign In 6:30 p.m.)
PLACE: MacArthur Beach & Racquet Club
2nd floor office #140
700 Golden Beach Blvd.
Venice, FL 34285

1. Call to Order
2. Call for all proxies to be turned in and Certification of quorum
3. Confirmation that the Association Fully Complied with the Requirements for Notice of this Meeting
4. Reading and disposition of Minutes from the 2018 Annual Meeting - enclosed
5. Introduction of Board Members for 2019
6. Reports of Officers:
 - a. President
 - b. Treasurer
7. Report on upcoming termite fumigation by Tom O
8. New Business:
 - a. Vote on Carryover
9. Other – Informational only
10. Call to adjourn

ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS

(Immediately following the Annual Meeting of the Members)

AGENDA

1. Election of a Chairperson of this Meeting
2. Establishment of a Quorum & confirmation of Notice and Posting
3. Reading and disposition of Minutes from 2018 Organizational Meeting
4. Election of Officers for 2019
 - a. President
 - b. Vice President
 - c. Treasurer
 - d. Secretary
 - e. Director
 - f. Director
 - g. Director
5. New Business:
 - a. Designation of signatories
6. Adjournment

MACARTHUR BEACH & RACQUET CLUB, INC.

TO ALL MEMBERS:

VOTING: Each unit of the condominium shall have one (1) vote, which shall be cast by ALL of the owners or the designated owner as provided for in the MacArthur Beach & Racquet Club, Inc.

VOTING CERTIFICATE: If you have not filed a Voting Certificate with the association or if you desire to change the authorized voter for your unit, a blank Voting Certificate is enclosed and must be completed and signed, if title to your unit is held in more than one name and you wish to designate one such owner to vote, you must file with the Secretary prior to the meeting, a Voting Certificate. ALL owners of the unit must sign the Voting Certificate.

BALLOT: Since not more names were submitted than positions, there will be no election.

PROXIES: If you cannot be present for the Meeting, it is important for you to designate by Proxy an attorney-in-fact both so that the necessary quorum requirement can be met, and your proxy can vote for you. A proxy form is enclosed and should be completed, signed and returned to the association. The proxy form must be signed by ALL owners or by the owner designated on the Voter Authorization Certificate.

LIST OF OWNERS: In accordance with 604-0720, Florida Statutes, a complete alphabetical list of all owners with their addresses and number of votes, will be available for inspection at least then (10) days before, and at, any meeting.

POSTING: This notice with attached agenda has also been posted on the condominium property at the place designated by rule for posting of such notices in accordance with the bylaws and statutory requirements.

BOARD MEETING: An Organizational Meeting of the Board of Directors will be held immediately following, and at the same place as, the Annual Meeting of the Members. As with any meeting of the Board, all unit owners are invited. As required by law, an Agenda of the Board Organizational Meeting has been/will be posted.

MACARTHUR BEACH & RACQUET CLUB, INC.

Sarah Comrie

Dated: January 8, 2019

By: _____

Sarah Comrie, LCAM
On behalf of the Association

**MACARTHUR BEACH & RACQUET CLUB CONDOMINIUM ASSN., INC.
VOTER AUTHORIZATION CERTIFICATE**

We, the undersigned, being all the owners of Unit _____, MacArthur Beach & Racquet Club Condominium Assn., Inc., Inc. do hereby certify that the following named **ONE** of us is the authorized voter for the foregoing unit, and shall remain such designated voter until this certificate is revoked by a subsequent certificate.

NAME OF AUTHORIZED VOTER: _____
(Please **PRINT** name)

NAME OF AUTHORIZED VOTER: _____
(Please **SIGN** name)

=====

DATE THIS FORM COMPLETED: _____ (Select the category below which describes your form of ownership and sign in the appropriate places.)

a) We are all **natural persons** who are owners of the above described unit.

Owner
Owner

Owner

=====

b) We are the President or Vice-President, and Secretary or Assistant Secretary (or equivalent) of the **Corporation or Limited Liability Company** named _____, which owns the above described unit.

President/V.P.

Secretary/Asst. Secretary

=====

c) I am a General Partner of the general or limited **Partnership** named _____, which owns the above described unit.

General Partner

=====

d) I am the Trustee of the **Trust** named _____, which owns the above described unit.

Trustee

(continued on reverse)

MACARTHUR BEACH & RACQUET CLUB
VOTING CERTIFICATE

e) I am the Administrator/Administratrix/Personal Representative of the **estate** named _____, which represents the above described unit.

Administrator/Administratrix/Personal Rep.

=====

f) I hold a **Power of Attorney** for _____, who is the sole owner of the above-described unit.

_____ By P.O.A. Dated _____

*Complete and return to:

Sunstate Management Group, PO Box 18809, Sarasota, FL 34276 O. 941.870.4920 F. 941.870-9652

MAC ARTHUR BEACH & RACQUET CLUB, INC.

LIMITED PROXY

INSTRUCTIONS: If you do not plan to be present for the meeting, It is important that you complete and return this proxy so that a quorum can be obtained. Please fill in your unit number, your home address, and the name of the person you desire to vote on your behalf, the way you wish your vote to be cast, sign, and return this proxy, **SO THAT IT REACHES the Association not later than 5 p.m. on Monday, February 4, 2019, either by mail to P. O. Box 18809, Sarasota, FL 34276, hand deliver to Tom Obermeier at the MacArthur office, hand deliver at the Annual Meeting, email to joann@sunstatemanagement.com, or FAX to 941-870-9652.** If the Association has on file a Voter Authorization Certificate for the unit, only the voter named in the Voter Authorization Certificate may sign this proxy, otherwise all unit owners must sign.

I/We, the undersigned, being either all of the owners of, or the person designated to vote by a valid Voter Authorization Certificate for Unit _____, at MacArthur Beach & Racquet Club, Inc. and who resides at _____, appoints

(Print name of proxy holder desired)

Or the President of the Association as my proxy holder to attend the Annual Membership Meeting of MacArthur Beach & Racquet Club, Inc. to be held on February , 2019 at 7:00 p.m., at MacArthur Beach & Racquet Club, Inc., 700 Golden Beach Blvd., #140, Venice, FL 34285, or any adjournment thereof, but in no event longer than 90 days after the date of the meeting indicated herein. This proxy can be revoked at any time at the pleasure of the undersigned. The proxy holder 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 proxy holder's authority is limited as indicated below.

GENERAL POWERS: Check "General Powers" (on the following line) if you want your proxy holder to vote on issues which might come up at the meeting and for which a limited proxy is not required.

_____ (Check this space if general powers are chosen.) I hereby authorize and instruct my proxy to use his or her best judgment and act and vote for me to the same extent that I would if personally present, with full power of written substitution, except that my proxy holders authority is limited as indicated below.

MAC ARTHUR BEACH & RACQUET CLUB, INC.

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 PROXY TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS ONLY AS INDICATED BELOW:

CARRYOVER

1. That any excess of membership Income over Membership Expenses for the year ending December 31, 2018 as defined in IRC Sec. 277 will be applied against the subsequent tax year members' assessments, if required to comply with IRS Revenue Ruling 70-604. If not approved, the excess could be subject to Corporate Income Tax. The Board recommends you vote YES.

YES _____

NO _____

PLEASE BE SURE TO MARK YOUR VOTE, SIGN AND INITIAL WHERE INDICATED IN ORDER FOR YOUR VOTE TO BE VALID.

DATED this _____ day of _____, 20_____

Unit Owner

Unit Owner

Unit Owner

Unit Owner

.....
SUBSTITUTION OF PROXY (only to be used if the original Proxy holder named cannot attend)
.....

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

DATED this _____ day of _____, 20_____

Proxy Holder

MacArthur Beach & Racquet Club, Inc. List of Designated Voters as of January 2018

Voting Certificate				Voting Certificate			
Unit	Last Name	First Name	On File	Unit	Last Name	First Name	On File
235	Atz	Deedra	Yes	440	Mertens	Eran	Yes
128	Auld	John	Yes	232	Michael	Kurt	Yes
738	Baldwin	Sue	Yes	225	Milicia	Domenico & Kristin	
538	Belcher	Violet	Yes	238	Morton	Mary	Yes
139	Belfiore	John	Yes	120	Murszewski	Gary	Yes
208	Bier	Rino	Yes	740	Murszewski	Sue	Yes
103	Booden	John	Yes	124	Nail	Donna	Yes
337	Bragg	Gary		114	Neys	Kathleen	Yes
737	Calcagno	Kenneth	Yes	201	Nowakowski	Paul & Cynthia	
123	Carrroll	Kevin	Yes	219	Pelligrini	Sheila	Yes
839	Clark	Thomas		218	Peterson	Yvette Anne	Yes
223	Czapski	Laura	Yes	207	Peters	Elizabeth	
237	Davi	Nathan	Yes	125	Pfahler	Patricia	Yes
115	Davis	Francis & Shelia	Yes	210	Pflugger	Carman	
212	DiDomenico	David & Peggy		102	Pickard	Robert	Yes
939	Dogan	Leon	Yes	203	Pickard	Robert	Yes
134	Dorsey	Cynthia	Yes	118	Pickard	Bob	
637	Eaton	Donald	Yes	106	Pierce	Tom	Yes
112	Ebetino	Frank		215	Simermeyer	Elizabeth	Yes
229	Friedrichs	Charles		107	Piskula	Nancy	Yes
224	Fruchter	Lidia	Yes	101	Radmanesh	Darby	Yes
213	Galberg	Harold	Yes	138	Rental	Rental	
121	Gardner	John & Paula		638	Riihinen	Jaakko	Yes
205	Glionna	Judy	Yes	126	Rittenhouse	Marge	Yes
233	Grace	Kevin	Yes	639	Rivest	James	Yes
113	Graham	Phyllis	Yes	105	Rogers	Scott	Yes
220	Haas	Steven	Yes	204	Rogers	Geoffrey	Yes
202	Haws	William	Yes	111	Rowe	Susan	Yes
239	Helmen	Robert T.	Yes	840	Schnieder	Joan	
838	Hickox	Michael	Yes	222	Schweer	Kenneth	Yes
227	Hogan	Pamela	Yes	136	Scott	Steven	Yes
228	Hornsby	Margaret	Yes	109	Serkes	Colin & Karen	
537	Horstman	Paul B.	Yes	937	Simermeyer	John	Yes
211	Howe	Barbara	Yes	339	Sligh	Charles	Yes
206	Hug	Robert	Yes	122	Sorrels	Lois	
236	Johnson	Alan	Yes	108	Sullivan	Michael & Ann	
837	Keller	Richard	Yes	130	Taylor	Connie Marie	Yes
234	Kemper	Dennis	Yes	640	Thacker	Jack	Yes
135	Kilsart	Deb	Yes	214	Thiele	Patricia	Yes
110	Kohout	Charles & Hope	Yes	119	Tinges	Darryl	Yes
940	Kubiak	Mary E.	Yes	104	Walter	Brian & Diane	
133	Kutkowski	Ron		209	Wagner	Douglas	Yes
226	Kwasny	Michael		739	Weir	Lou	Yes
338	Lejarzar	Melissa	Yes	539	Weyland	Jon	Yes
437	MacNaughton	Julie		131	Wilemski	Patricia	Yes
132	Martin	Barbara	Yes	340	Wilson,	Michael & Leigh Ann	
938	Martin	Linda	Yes	540	Wood	Judith	Yes
438	Matthey	Phil-POA	Yes	221	Wunderle	Janet	
439	McCullough	Lauren Jane	Yes	230	Zerbel	Dennis & Kay	
127	McGowan	Eleanor	Yes	231	Zysman	Jules	Yes
240	Meredith	James & Joan					

One Vote Per Unit

MINUTES OF MACARTHUR BEACH AND RACQUET CLUB

Board of Directors Meeting of February 6th, 2018

CALL TO ORDER: The President, David Sligh, called the meeting to Order at 7:00 pm Tuesday, February 6, 2018, in the MacArthur Beach Office #140 Golden Beach Blvd. Venice FL 34285.

CERTIFICATION OF QUORUM: A quorum was established. President David Sligh, Vice President Joan Schneider, and Directors Robert Samas, and Yvette Peterson were present. Secretary John Auld was present via conference call. Absent was Treasurer Tom Pierce. Michelle Thibeault and Kim Barrett of Sunstate Management Group were also present.

CONFIRMATION OF MEETING NOTICE: Tom Obermeier confirmed that the meeting notice was properly posted on the property in accordance with the MacArthur Beach and Racquet Club condominium documents and Florida Statutes.

READING AND DISPOSITION OF THE MINUTES FROM THE FEBRUARY 7, 2017 ANNUAL MEETING. MOTION made by Bob Samas, seconded by Cathy N? to waive the reading approved the minutes from February 7, 2017. Motion passed unanimously.

David Sligh read the slate of candidates. There were 6 candidates

REPORTS OF OFFICERS AND/OR COMMITTEES:

President's Report – David Sligh reported on the year. There were a few issues due to storms. Great year!

Treasurers Report – Michelle Thibeault of Sunstate Management reported on the Association's finances on behalf of Tom Pierce. The Association quarterly dues remain at \$1,810.00 per unit for 2018. The Reserves are fully funded. In 2017 the main operating expenses were as follows: Insurance- \$133,00, Labor \$78,000, and Utilities-\$133,000. Pool Costs for the year were \$25,000. The Association spent \$108,000 on repairs and maintenance this past year. The items previously listed make up 83% of the operating costs. The unaudited carryover is \$37,593.

New Business:

Carryover approved unanimously.

-Homeowner wanted a quick run-down of repairs that were done due to weather. Bob Salas reported The Association fully funds their reserves so they were prepared financially.

-Homeowner asked Michelle how Mac Arthur looks financially compared to other Association.
EXCELLENT

-Increase in pest control- due to termites.

Michelle discussed the surplus and what happens with it.

New lights- have not been paid for, they need to be straightened and they do not turn on.
Fence at North end of the parking lot- being taken care of- in the process.

Long term plan to replace sidewalks, it has only been patch jobs, No reserve line item for sidewalks.

Homeowner questioned timeline for fixing leaks. Hired leak expert to assist in finding the source of the leaks. In process of systematically fixing the issues.

Adjournment

Motion to adjourn – seconded by to adjourn the meeting 7:22. Motion passed unanimously.

Next Meeting February 9, 2018 at 9am.

Respectfully Submitted,

John Auld

John Auld/Secretary for the
Board of Directors at

MACARTHUR BEACH AND RACQUET CLUB