

# *Condominium Association of Parker Plaza Estates, Inc.*

2030 South Ocean Drive, Hallandale Beach, Florida 33009

Tel: 954-458-5111 ~ Fax: 954-458-3276

Email: [office@parkerplaza.org](mailto:office@parkerplaza.org)

[www.parkerplaza.org](http://www.parkerplaza.org)

## SECOND NOTICE OF ELECTION

Dear Unit Owner:

This letter shall serve as the second notice to owners of the election of the Board of Directors of the Condominium Association of Parker Plaza Estates, Inc., ("Association"), which shall coincide with the annual meeting to take place on Thursday, February 20, 2014 at 7:30 PM in the Plaza Room, located at 2030 South Ocean Drive, Hallandale Beach, Florida 33009. This second notice includes the annual meeting notice, agenda, voting certificate, limited proxy/reserves form, instructions, and envelopes.

Since only 9 unit owners responded to our first notice of election by the due date of January 11, 2013, which is the number of open seats, there will be no election. Those persons who have declared themselves as candidates will automatically be elected to the Board of Directors at the Annual Meeting, they are:

Homero Duque

Robert Fisher

William Gennero

Alan Goran

Maurice Minen

Johnny Pekats

Donald Pinkus

Isaak Sher

Phil Snyder

At the annual meeting the membership will consider and vote on waiving statutory reserves for the next fiscal year. If you choose to waive reserves vote "YES," if you choose to fund reserves vote "NO." Please note that a majority "No" vote will cause an increase in the quarterly maintenance fee's to fund the reserves. It is imperative that all unit owners fill out and mail and deliver their signed proxies early in order to count the quorum necessary to hold the Annual Meeting and the votes on waiving the reserves. Use the pink proxy/reserves form to vote on this issue, follow the instructions provided, and return in the envelope labeled Proxy and/or Voting Certificate. Please note that if there is **more than one unit owner listed** or a corporation owns the unit you must complete the green voting certificate to designate the person who will vote on all matters of the Association and return in the envelope labeled Proxy and/or Voting Certificate.

Respectfully submitted,

Board of Directors

Condominium Association of Parker Plaza Estates, Inc.

Dated this 17<sup>th</sup> day of January, 2014

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## **ANNUAL MEETING**

**THURSDAY, FEBRUARY 20, 2014**

**7:30 PM IN THE**

**PLAZA ROOM**

**2030 SOUTH OCEAN DRIVE**

**HALLANDALE BEACH, FLORIDA 33009**

## **AGENDA**

**Call to order**

**Roll call**

**Certification of proxies**

**Proof of notice**

**Reading and disposal of any unapproved minutes**

**Reports of officers**

**Election and installment of directors**

**New Business:**

- a) **Vote on waiving of reserves for the next fiscal year**

**Adjournment**

**Dated this 19th day of January, 2014**

**Location(s) posted: Mail Rooms/Lobby**

**LIMITED PROXY**

The undersigned, owner(s) or designated voter of Unit No. \_\_\_\_\_ in Condominium Association of Parker Plaza Estates, Inc. appoints:

(Check One)

\_\_\_\_\_ (a) the Secretary of the Corporation, on behalf of the Board of Directors, or

\_\_\_\_\_ (b) \_\_\_\_\_ (If you check (b), write in the name of your proxy)

as my proxyholder\* to attend the meeting of the members of Condominium Association of Parker Plaza Estates, Inc., to be held February 20, 2014, at 7:30 PM, in the Plaza Room, 2030 South Ocean Drive, Hallandale Beach, Florida.

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 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 ISSUE, 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 MATTER AS INDICATED BELOW:

**RESERVES**

**WAIVING OF RESERVES BELOW IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

Should the reserves required by §718.112(2)(f), Florida Statutes, be waived for the next fiscal year?

\_\_\_\_\_ Yes, I want to waive the reserves

\_\_\_\_\_ No, I do not want to waive the reserves

\_\_\_\_\_  
PRINT NAME(S) OF OWNER(S) OR DESIGNATED VOTER

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

\_\_\_\_\_  
SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the Secretary of the Association as your proxyholder.

**SUBSTITUTION OF PROXYHOLDER**

The undersigned, appointed as proxyholder above, designates \_\_\_\_\_ to substitute for me in voting the proxy as set forth above. (PRINT NAME)

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

\_\_\_\_\_  
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 (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

## Instructions for the Limited Proxy Form

### Responsibilities of the association

1. Fill in the condominium or cooperative name, date and time of the meeting, and the location at which the meeting will be held.
  
2. Fill in the name and/or position of a officer or director who will serve as proxy holder in the event that no other proxy holder is names by the voter.
  
3. Under the section for limited powers, write clearly the question or issue for which the owner may indicate a vote, both for and against to be cast.
  
4. Provide instructions to the voter regarding the completion of the proxy.

### Responsibilities of unit owners

1. If not already shown on the proxy, write in your unit number.
  
2. In the appropriate place, print the name of your designated proxy holder. If you do not name anyone, your vote will be cast by the officer or director designated on the form.
  
3. In the general powers area, decide whether or not to have your proxy holder determine how to cast your vote on issues other than those listed under limited powers. If you choose to do so, mark the appropriate space granting that power.
  
4. Read the issues in the limited powers area, and mark your vote for or against each.
  
5. Sign and date the form and give it to the designated proxy holder or Return it to the association.

## General Information About Proxies

A condominium or cooperative unit owner may use a proxy form to vote on an issue in the event that he or she cannot attend the meeting at which the issue will be decided. The proxy form is given to someone (the proxy holder) who is expected to attend the meeting in the absent owner's place and act on the owner's behalf.

A unit owner who plans to attend a meeting by proxy should make sure that the entrusted person plans to attend the meeting and can be relied upon to deliver the proxy form to the association. (Many associations require proxy holders to give the proxy form to the association secretary before the meeting begins. The unit owner should consult the association bylaws and articles of incorporations.) It would be wise for the unit owner or the proxy holder, or both, to keep a copy of the proxy form that was delivered to the association.

### General vs. Limited Proxy

A limited proxy form is one in which the owner has specified how the proxy holder is to vote on a specific issue. With a limited proxy, the proxy holder may not decide how the owner's vote will be cast, and the owner's vote must be counted as indicated on the limited proxy form. A general proxy form, on the other hand, generally indicates that the owner has authorized the proxy holder to attend the meeting on the owner's behalf. The holder of a general proxy may exercise his or her own judgment regarding how to vote on issues presented at the meeting. However, the Condominium and Cooperative Acts prohibit holders of general proxies, from voting on certain matters. Limited proxies are required for: (1) voting on waiving reserves or on assessing for reserves that will be less than adequate; (2) voting on an amendment to the declaration of condominium (except in cooperatives), articles of incorporation, or bylaws; (3) voting on reducing the financial reporting requirements at year's end; and (4) voting on any other issues when the vote is specifically required or permitted by the Condominium Act or Cooperative Act. Although general proxies may not be counted for such matters, they may be counted for the purpose of establishing a quorum at a meeting where such matters are decided.

Limited proxy forms must substantially conform to the format adopted by the Division of Land Sales, Condominiums and Mobile Homes. BPR Form 33-033 can be found at the Division's website.

**CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.  
A Florida Corporation**

**VOTING CERTIFICATE**

TO: Secretary  
Condominium Association of Parker Plaza Estates, Inc.  
2030 South Ocean Drive  
Hallandale Beach, Florida 33009

**KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned is the record owner of that certain condominium unit in CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC., shown below, and hereby constitutes, appoints and designates \_\_\_\_\_ as the voting representative for the condominium unit owned by said undersigned pursuant to the By-Laws of the Association.**

**The aforementioned voting representative is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or revokes the authority set forth in this voting certificate.**

**DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.**

\_\_\_\_\_  
**Unit Owner  
(or, if applicable, Corporation Name)**

\_\_\_\_\_  
**Unit Owner #2  
(or, if applicable, President/Secretary/Registered Agent  
of the Corporation)**

**Unit Number: \_\_\_\_\_**

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**INFORMATION REGARDING THE VOTING CERTIFICATE**

**ONLY UNITS OWNED BY MORE THAN ONE PERSON OR BY A CORPORATION MUST COMPLETE THE VOTING CERTIFICATE AND RETURN IT TO THE ASSOCIATION TO KEEP ON FILE. PLEASE USE THE VOTING CERTIFICATE ENCLOSED IN THIS MAILING. Article II,**

Section 5. Designation of Voting Member. If a condominium unit is owned by one person, his right to vote shall be established by the recorded title to the unit. If a condominium unit is owned by more than one person, the person entitled to cast the vote for the unit shall be designated in a certificate, signed by all recorded owners of the unit and filed with the Secretary of the Association. If a condominium unit is owned by a corporation, the officer or employee thereof entitled to cast the vote of the unit for the corporation shall be designated in a certificate for this purpose, signed by the President or Vice-President, attested to by the Secretary or Assistant Secretary of the Corporation, and filed with the Secretary of the Association. The person designated in such certificate who is entitled to cast the vote for a unit shall be known as the "Voting Member". If such a certificate is not filed with the Secretary of the Association, for a unit owned by more than one person or by a Corporation, the vote of the unit concerned shall not be considered in determining the requirement for a quorum or for any purpose requiring the approval of a person entitled to cast the for the unit, except if said unit is owned by a husband and wife. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the unit concerned. If a condominium unit is owned jointly by husband and wife, the following three provisions are applicable thereto:

- (a) They may, but they shall not be required to, designate a voting member. Designation shall be for a specific meeting.
- (b) If they do not designate a voting member, and if both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting. (As previously provided, the vote of a unit is not divisible).
- (c) Where they do not designate a voting member and only one is present at a meeting the person present may cast in the unit vote, just as though he or she owned the unit individually, and without establishing the concurrence of the absent person.

Therefore, this Voting Certificate should be completed by units which are owned by more than one individual and by units owned by a corporation, and the unit owners should DESIGNATE THE INDIVIDUAL ENTITLED TO VOTE ON BEHALF OF THE UNIT. Those units owned by more than one individual or by a corporation which do not have a Voting Certificate on file, WILL NOT BE ENTITLED TO VOTE IN AN ELECTION OR ON OTHER MATTERS OR BE INCLUDED WHEN CALCULATING A QUORUM.