

WALDEN SHORES PROPERTY OWNERS ASSOCIATION, INC.

2021 ANNUAL MEMBERSHIP MEETING AND ELECTION OF OFFICERS

In accordance with the Bylaws of the Association, you are hereby notified that THE ANNUAL ELECTION AND MEMBERS MEETING for the Association will be held at the following date, time and place.

MARCH 9, 2021 4pm at Walden Oaks Clubhouse, Naples Florida

Please note the following information about the Election:

Two candidates submitted their name in nomination for the 2 vacant seats on the Association Board. There will be no election this year. Your 2021 Board of Directors are **Allen Butler, Herbert Diabo, Jocelyne LaRochelle, Bruce McLaren, and Watson Thomas.**

AGENDA

1. Welcome, call to order, and opening remarks by the President.
2. Certification of the presence of a quorum and the number of persons present in person and by proxy. (All members present in person should have signed in, and all proxies should be in the Association's possession.)
3. Reading of the minutes of last annual meeting or waive reading of those minutes.
4. Reports of Officers. (Financial Report)
5. Committee Reports
6. Unfinished Business
7. New Business – Vote to Amend Declaration of Covenants to allow Working Capital Contribution of \$500, Vote to Rollover of Surplus Funds
8. Members' inquiries regarding Association business.
9. Adjournment

PROXY INSTRUCTIONS

The law requires that our Association hold annual members' meeting. We cannot hold the meeting unless we have a quorum. This means that even if you cannot physically attend this year's annual members' meeting, **your presence by proxy is needed.**

Please be sure to return your proxy even if you plan to attend.

You may be "present" by proxy. A Proxy is enclosed with this mailing for your use in this regard. Please send your proxy to the Association before the appointed time of the meeting in the self-addressed envelope provided for this purpose. If you intend to vote by proxy, please note the following:

1. A proxy is for the purpose of appointing another person to vote for you if you cannot attend the meeting in person.
2. 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.
3. A proxy may be revoked in writing or superseded by a later proxy to another person.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 person if the person designated on the proxy decides that he or she will be unable to attend the meeting.
4. Your proxy will be valid only for the meeting for which it was given and any lawful adjournment thereof, and in no event for more than ninety (90) days.

AGENDA FOR ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS

1. Call to Order, Certify Quorum
2. Election of Officers
3. Adjournment

ABILITY MANAGEMENT, INC. 6736 Lone Oak Blvd, Naples, FL





LIMITED PROXY FORM

The undersigned, Owner(s) or designated voter of _____ in WALDEN SHORES PROPERTY OWNERS ASSOCIATION INC. appoints

1. _____ (Printed Name of Proxy Holder); **OR**
2. _____, **President of Walden Shores Property Owners Association, Inc.** as my proxyholder,

to attend the meeting of the members of WALDEN SHORES PROPERTY OWNERS ASSOCIATION, INC., to be held on March 9, 2021 at 4:00 p.m., at the Walden Oaks Clubhouse.

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:

***Failure to check either (1) or (2), or, if (1) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the President of the association as your proxyholder.**

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:

A. Shall the Declaration of Covenants and Restrictions for Walden Shores of Naples be amended as follows?

Working Capital Contribution. The purchaser of each Parcel, at the time of closing the conveyance from seller to purchaser, shall pay to the Association a working capital contribution. The amount of the working capital contribution shall be five hundred dollars (\$500) beginning on July 1st, 2021 and may be changed, at a later date, as determined by the Board of Directors of the Association. The funds derived from the working capital contribution shall be used at the sole discretion of the Board of Directors as needed to meet necessary and proper Association expenses. The working capital contribution, together with interest, costs and reasonable attorney's fees, shall be the personal obligation of the purchaser of the Parcel and shall also be a charge against the Parcel secured by a continuing lien upon the Parcel. Said lien may be foreclosed in the same manner as provided herein for an assessment lien. For purposes of this Section, the term "conveyance" shall mean the transfer of record legal title to a Parcel by deed or other authorized means of conveyance, with or without valuable consideration, and shall also refer to a transfer of possession and beneficial ownership by means of an agreement for deed. The foregoing notwithstanding, the term "conveyance" does not refer to a transfer of title to the holder of a first mortgage resulting from a foreclosure sale or deed in lieu of foreclosure, a transfer to a devisee as the result of a death of the owner, nor to a transfer of title to the transferor's spouse without changing occupancy, solely for estate planning or tax reasons.

_____ YES _____ NO

PLEASE SEE OVER

B. Do you approve of the rollover of excess funds, if any, from Fiscal Year 2021 to the Budget for Fiscal Year 2022?

_____ YES _____ NO

ADDRESS _____
DATE: _____

SIGNATURE(S) of OWNER(S) OR DESIGNATED VOTER

PRINT NAME OF OWNER(S) OR DESIGNATED VOTER

Leave this section blank. To be completed only if your designated proxy holder cannot attend the meeting. If your designated proxyholder cannot attend the meeting, that individual must fill out the section below.

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates _____ to act as a substitute proxy holder for me if I am unable to attend the meeting for which the proxy is given.

Signature of proxy holder _____ Date: _____

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