**Ocean Club South Management Inc.**

**4849 Saxon Drive**

**New Smyrna Beach, Florida 32169**

**FIRST NOTICE OF ELECTION**

**AND**

**ANNUAL MEETING**

**March 18, 2025**

**RE: 60-Day Notice of Annual Meeting of Members & Election of Directors of Ocean Club South Management, Inc.**

Dear Owner(s):

The Annual Meeting of Members will be held on **May 17, 2025, at 10 a.m. in the Rec Room.** Enclosed please find a Notice of the Meeting and Agenda. In addition to all other business which may be lawfully conducted at the Meeting, the election of directors shall be held at the Meeting to elect (7) Board of Directors.

Pursuant to the Florida Condominium Act, the election process requires all directors to be elected by written ballot. Proxies cannot be used for elections. The procedure to be followed by persons who desire to run for the Board is enclosed.On or before **April** **17, 2025,** you will receive a second mailing from the Association, which will contain a written ballot containing the names of all eligible candidates and instructions on voting procedures.

For your convenience, we have enclosed a **Certificate of Appointment of Voting Member which must be signed and submitted to the Association, if the property is owned by more than one (1) person, a corporation or other legal entity.** If a voting certificate is necessary for your unit, please return it to our office prior to the scheduled Annual Meeting.

Regards,

Lisa Amato

On-site Manager

Ocean Club South

Coldwell Banker Surfcoast Realty

366 Flagler Avenue

New Smyrna Beach, Florida 32169

**Ocean Club South Management Inc.**

**4849 Saxon Drive**

**New Smyrna Beach, Florida 32169**

**May 17, 2025**

**4849 Saxon Drive**

**New Smyrna Beach, Florida 32169**

**10 a.m.**

**To be held in the Rec Room**

**AGENDA FOR ANNUAL MEETING/ ELECTIONS:**

-Call to order

-Collect and acknowledge receipt of all ballots

-Calling of the roll

-Proof of Notice of the Meeting

-Reading or Waiver of Minutes of previous Meeting

-Discuss the Hurricane Ian and Hurricane Nicole Renovations Lists of items completed: tennis courts, soffits, L-metal, step, hand rails, foot wash, hose, shower added on beach stairs,

-Discuss the Hurricane Milton Repairs

-Discuss new Ocean Club South Website per House Bill 1021 for Community Associations

-Discuss SIRS (Structural Integrity Reserve Study) and increase in Monthly Maintenance Fee

-Reports of officers

-Election of all directors

-Announcement of Directors elected to Board

-Adjournment

**Organizational meeting:**

-Call to order

-Election of officers

-Adjournment

**Ocean Club South Management Inc.**

**4849 Saxon Drive**

**New Smyrna Beach, Florida 32169**

**Information for Intent to be a Candidate for the Board of Directors**

Any unit owner desiring to be a candidate for the Board of Directors **must give written notice to the Association on or before April 7, 2025 (which is 40 days prior to the Annual Meeting).**  Written notice should be submitted to the Property Manager’s offices:

**Ocean Club South Office/Lisa Amato**

**4849 Saxon Drive**

**New Smyrna Beach, Florida 32169**

**lisa@surfcostrealty.com**

Upon receipt by the Property Manager of written notice that a unit owner desires to be a candidate for the Board of Directors, the **Property Manager shall issue a confirmation acknowledging delivery** of the written notice.

Each candidate also has the option to **deliver to the Association, on or before April 12, 2025 (which is 35 days prior to the Annual Meeting), a one-sided information form** describing candidate’s background, education, and qualifications and any other factors deemed relevant by the candidate. The Association shall mail a copy of the candidate’s information sheet with the Second Notice.

**Enclosed for your convenience:**

The 60 Day Notice Letter: Notice of Annual Meeting of Members & Election of Directors of Ocean Club South Management, Inc.

Agenda for the Annual Meeting and Agenda for the Organizational Meeting

Information Letter for Intent to be a Candidate for the Board of Directors

NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS (return by **April 7 , 2025**, 40 days prior to the Election/Annual Meeting.

CANDIDATE INFORMATION SHEET (return by **April 12, 2025**, 35 days prior to the Election/Annual Meeting)

CERTIFICATE OF APPOINTMENT OF VOTING MEMBER (“Voting Certificate”)

PROXY WITH SUBSTITUTION OF NOMINEE FOR QUORUM PURPOSES ONLY

THE **2024-2025** BOARD OF DIRECTORS LIST

Ocean Club South Management, Inc.

2023 ANNUAL MEETING OF MEMBERS AND BOARD OF DIRECTORS ELECTION

May 17, 2025

NOTICE OF INTENT TO BE A CANDIDATE

FOR THE BOARD OF DIRECTORS

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors of the Association.

I \_\_\_\_\_\_\_\_\_\_ have \_\_\_\_\_\_\_\_\_\_ have not enclosed an information sheet (the “Candidate Information Sheet”) about myself. I understand I am responsible for the accuracy of the information contained in the Candidate Information Sheet.

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Unit#: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*Pursuant to section 718.112 (2) (d) 2, Florida Statutes, a Unit owner or other eligible person desiring to be a candidate for the Board must give written notice of his or her intent to be a candidate to the Association at least forty (40) days before a scheduled election. Upon request of a candidate, an information sheet, no larger than 8 1/2 inches by 11 inches, which must be furnished by the candidate at least thirty-five (35) days before the election, will be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying borne by the Association. The Association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the Association may print or duplicate the information sheets on both sides of the paper.*

*A person who has been suspended or removed by the Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation under Chapter 718, Florida Statutes, as a Director, or who is delinquent in the payment of any monetary obligation due to the Association, is not eligible to be a candidate for Board membership and may not be listed on the ballot. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, is not eligible for Board membership unless such felon’s civil rights have been restored for at least five (05) years as of the date such person seeks election to the Board.*

The deadline to return this form: ***Deadline for Notice of Intent to be a Candidate for the Board of Directors-due by April 7, 2025 (which is 40 days prior to the Election/Annual Meeting)***

**CANDIDATE INFORMATION SHEET**

NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ UNIT NO. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PERMANENT ADDRESS: EDUCATION:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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PERSONAL BACKGROUND

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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PRIOR CONDOMINIUM EXPERIENCE:

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COMMENTS ABOUT BOARD CANDIDACY

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**Condominium Association Candidate Certification Form\***

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, certify that I have read the association’s declaration of condominium, articles of incorporation, bylaws, and current written policies and will work to uphold such documents and policies to the best of my ability and that I will faithfully discharge my fiduciary responsibility to the association’s members.

**Ocean Club South Management, Inc.**

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

(signature of candidate)

\*A board member certification form similar to this one or a certificate of satisfactory completion of a Division Approved Educational Curriculum is required by section §718.112(2)(d)3, of Chapter 718, *Florida Statues*.

**The deadline to return this form-*Deadline for Candidate Information Sheet-due by April 12, 2025 (which is 35 days prior to the Election/Annual Meeting)***

**CERTIFICATE OF APPOINTMENT OF VOTING MEMBER**

**(“Voting Certificate”)**

To the President/Secretary of **Ocean Club South Management, Inc.**

THIS IS TO CERTIFY that the undersigned, constituting all of the record Owners of the property located at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_; have designated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Name of Voting Member)

as their representative to cast all votes and to express all approvals that such Owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Covenants and Restrictions, Articles of Incorporation, and By-Laws of the Association.

The Following examples illustrate the proper use of this Voting Certificate:

* Property owned by individuals who are not married – **A Voting Certificate is required** designating one of the owners of the Property as the person entitled to vote.
* Property owned by husband and wife – **A Voting Certificate is not required.**
* Property owned by a corporation or other entity – **A Voting Certificate is required** designating the person entitled to vote, signed by the properly designated officer(s), partner(s) or principal(s) of the respective legal entity.
* Property owned by a sole owner – **A Voting Certificate is not required.**

**PRINT THE ONE INDIVIDUAL WHO VOTES, AND NO ONE ELSE. THIS FORM IS NOT A PROXY; SO PLEASE BE SURE TO DESIGNATE ONE OF THE JOINT OWNERS OR CORPORATE OWNERS OF THE UNIT AS THE VOTING MEMBER, NOT A THIRD PERSON.**

This Voting Certificate is made pursuant to the By-Laws and shall revoke all prior voting certificates and be valid until revoked by a subsequent voting certificate.

DATED this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_

**SIGNATURES FOR INDIVIDUAL OWNERS**

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SIGNATURES OF CORPORATE OWNERS**

Name of Corporation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name & Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Ocean Club South Management, Inc.**

PROXY

WITH SUBSTITUTION OF NOMINEE

FOR QUORUM PURPOSES ONLY

**KNOW ALL MEN BY THESE PRESENTS:**

The undersigned Owner(s) of Unit \_\_\_\_\_\_\_\_\_\_\_, within, **Ocean Club South, Inc.** hereby appoint(s) the President of the Association or \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as my/our true and lawful Proxy with powers of substitution for and in the name of the undersigned for the purpose of achieving a quorum and for any other lawful purpose at the Annual Meeting of the Membership of the Association to be held on  **May 17, 2025 at 10 a.m. in the Rec Room .**

**THIS PROXY CANNOT BE USED TO VOTE FOR DIRECTORS**

DATED this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Voting Member / Sole Owner Signature of Owner / Husband

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Owner / Wife

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEETING, PLEASE SIGN AND MAIL BACK TO THE ASSOCIATION**

**THIS FORM IS ONLY USED FOR QUORUM PURPOSES AND NOT ANY OTHER**

**\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \***

**DO NOT COMPLETE THIS SECTION.** This section is only to be filled in by the Proxy holder if the Proxy holder wishes to appoint a substitute Proxy holder.

**SUBSTITUTION OF PROXY HOLDER**

The undersigned, who is named on the above Proxy, does hereby designate \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

to act as substitute Proxy as set forth above.

DATED this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Signature of Proxy holder

**THIS PROXY IS REVOCABLE BY THE OWNER AND IS 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.**