

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

SPECIAL MEMBERSHIP MEETING NOTICE

To All Members:

The SPECIAL MEMBERSHIP MEETING of the **DOLLY BAY CONDOMINIUM ASSOCIATION, INC.** will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME: December 11, 2023 at 6:30 PM**
- **LOCATION: Dolly Bay Clubhouse, 2533 Dolly Bay Dr., Palm Harbor, FL 34684**
- **Google Meeting Video Call Link: <https://meet.google.com/jeb-dzek-drs>**

The purpose of the Special Membership Meeting is to vote proxies and to conduct business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

1. Call to order by the president
2. Proof of notice of the meeting
3. Call for proxies
4. Determination of a quorum
5. Open the meeting
6. Disposal of unapproved past membership meeting minutes
7. New business
 - Vote to give Board authority to use reserve funds for emergencies and insurance
 - Vote to waive fully funded reserves
 - Vote to waive the State Financial Reporting Requirement
 - Vote to carry over excess revenue for tax purposes
8. Adjournment

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a limited proxy in order for the Association to conduct business.

ADDITIONAL IMPORTANT INFORMATION ENCLOSED WITH THIS PACKET

- Instructions to **OPT IN** for Electronic Voting. **ALL OWNERS ARE ENCOURAGED TO DO THIS.**

Mailed on or before: November 27, 2023

BY ORDER OF THE BOARD OF DIRECTORS

ELECTRONIC VOTING OPT IN INSTRUCTIONS

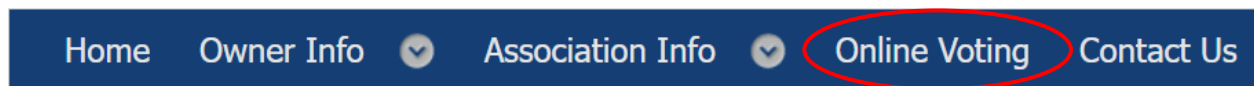
**DEADLINE FOR ELECTRONIC VOTING IS December 11, 2023
WHEN ANNOUNCED AFTER THE START OF THE ANNUAL MEETING**

DOLLY BAY CONDOMINIUM ASSOCIATION, INC. Board of Directors has approved a resolution to authorize electronic voting in accordance with the requirements of Florida statutes. Electronic voting is available now, but you must opt-in. It is our goal to have all homeowners participate in electronic voting. If you have not opted in yet or have not received an invitation via email, please follow the instructions below.

(Must have valid email address)

Log in to your community website portal.

Click on 'Online Voting' on the Menu Bar at the top of the page.



Scroll down and click on 'Vote Now' and follow the instructions.

Click the button below to cast your vote. Voting is limited to one (1) vote per household. An emailed receipt confirming your vote will be sent after you cast your vote.

Click Here to Access Online Voting

[Vote Now](#)

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated voter of Address _____ in DOLLY BAY CONDOMINIUM ASSOCIATION, INC. hereby appoints the Secretary of the Association or _____ as my proxy-holder to **ATTEND** the Special Membership Meeting of DOLLY BAY CONDOMINIUM ASSOCIATION, INC. to be held at 6:30 PM on December 11, 2023 at the DOLLY BAY CLUBHOUSE, 2533 DOLLY BAY DR., PALM HARBOR, FL 34684 and Google Call Meeting. 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.

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

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-holder to cast my vote in reference to the following matters as indicated below (see attached Notes of Explanation on Proxy Items):

1. ___ YES ___ NO Should the Board of Directors have the authority to transfer any or all available reserve funds into the operating account of the Association for the purpose of: (a) payment of the cost of a casualty or other incident during the fiscal year which results in damage to Association property (Any insurance claim proceeds paid for repairs shall be used to reimburse the reserve funds), (b) payment of insurance premium, (i) due to unbudgeted insurance premium increases during the fiscal year, (ii) to prevent insurance cancellation or (iii) to avoid loan costs or other finance charges?
2. ___ YES ___ NO Should the Florida Statute requirement for fully funded reserve budget for next fiscal year be waived in favor of a less than fully funded reserve budget?
3. ___ YES ___ NO Should the Florida Statute financial reporting requirement for audited, reviewed or compiled financial statements for the current fiscal year be waived?
4. ___ YES ___ NO Should any excess membership income (excess of Association revenue over Association expenses) from this year be carried over to next year for Revenue Rule 70-604 purposes?

WAIVING OF RESERVES, 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.

Signature of Owner or Designated Voter:

Signature of Co-Owner:

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXY-HOLDER

The undersigned, appointed as proxy-holder above, designates _____ to substitute for me in voting the proxy set forth above. (Print name)

Dated: _____ (Signature of Proxy-holder)

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.

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

VOTING BY PROXY

If you are unable to attend the Special Membership Meeting and wish to vote on all issues by proxy, please note the following information about proxies:

1. A proxy is for the purpose of establishing a quorum and for 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 or voting representative of the unit. **You must vote for the Limited Proxy questions in order for your vote to be counted and your proxy-holder must be present.**
2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered, either by you or your proxy, or faxed to 727-573-8549, or scanned and emailed to info@condominiumassociates.com, or mailed to the Association c/o Condominium Associates, 3001 Executive Drive, Suite 260, Clearwater, FL 33762. You are encouraged to submit your proxy in advance of the meeting in order to avoid delay in registration.
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 be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.

NOTES OF EXPLANATION ON PROXY ITEMS

1. **Should the Board of Directors have the authority to transfer any or all available reserve funds into the operating account of the Association for the purpose of: (a) payment of the cost of a casualty or other incident during the fiscal year which results in damage to Association property (Any insurance claim proceeds paid for repairs shall be used to reimburse the reserve funds), (b) payment of insurance premium, (i) due to unbudgeted insurance premium increases during the fiscal year, (ii) to prevent insurance cancellation or (iii) to avoid loan costs or other finance charges?**
A "YES" vote gives the Board of Directors the authority to transfer any or all available reserve funds into the operating account of the Association for the purpose of: (a) payment of the cost of a casualty or other incident during the fiscal year which results in damage to Association property (any insurance claim proceeds paid for repairs shall be used to reimburse the reserve funds), (b) payment of insurance premium if operating funds are not available.
2. **Should the Florida Statute requirement for fully funded reserve budget for next fiscal year be waived in favor of a less than fully funded reserve budget?**
A "YES" vote allows the Board of Directors to implement a reserve budget for the next fiscal year that is partially funded or the funding is waived completely.
3. **Should the Florida Statute financial reporting requirement for audited, reviewed or compiled financial statements for the current fiscal year be waived?**
A "YES" vote removes the State required annual audit, review or compilation of the Association's books for the current fiscal year. The requirement to have the financial statements of the association compiled, reviewed, or audited may be waived for any fiscal year by the unit owners.
4. **Should any excess membership income (excess of Association revenue over Association expenses) from this year be carried over to next year for Revenue Rule 70-604 purposes?**
A "YES" vote allows excess membership income for the current fiscal year to be carried over into the next fiscal year without being considered as taxable income to the Association.

The Association will incur additional administrative costs if the meeting is rescheduled due to the failure to achieve a quorum. Therefore, please be sure to mail in your proxy, even if you plan to attend the meeting. Thank You.

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

AFFIDAVIT

CITY OF CLEARWATER

COUNTY OF PINELLAS

STATE OF FLORIDA

I, Megan Sheehan, do hereby affirm that on November 27, 2023 the Special Membership Meeting Notice was mailed or emailed to each Member of DOLLY BAY CONDOMINIUM ASSOCIATION, INC. at the address or email last furnished to the Association, for such meeting to be held December 11, 2023 at 6:30 PM at the DOLLY BAY CLUBHOUSE, 2533 DOLLY BAY DR., PALM HARBOR, FL 34684 and Google Call Meeting:

<https://meet.google.com/jeb-dzek-drs>

This instrument is executed in accordance with the Florida Statutes.

Signed this day November 27, 2023, Clearwater, FL

Condominium Associates, for
DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this day November 27, 2023 by Megan Sheehan, LCAM in the capacity as agent of Condominium Associates for DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

Notary Public, State of Florida

Personally known____ OR produced identification____
Type of identification produced: _____