

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING AND ELECTION OF DIRECTORS

To All Members:

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

- **DATE / TIME:** January 3, 2024 at 6:30 PM
- **LOCATION:** Dolly Bay Clubhouse, 2533 Dolly Bay Dr., Palm Harbor, FL, 34684
- **Google Meeting:** <https://meet.google.com/vzr-dbis-tyx>

The purpose of the Annual Meeting is to elect directors and to conduct any other 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. President's or Treasurer's Report
8. Election of new directors
 - Introduction of candidates for the board
 - Close electronic voting
 - Appointment of persons to assist in counting ballots
 - Last call for new director election ballots
 - Counting of election ballots
9. Unfinished business
10. New business
11. Announcement of new Board of Directors
12. Adjournment

Enclosed with this Second Notice is a **VOTING CERTIFICATE**. The Association is required to maintain this certificate for each unit.

ADDITIONAL IMPORTANT INFORMATION ENCLOSED WITH THIS PACKET

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

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 other than the election of the Directors.

The new Board of Directors will be announced at the meeting. The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

Mailed on or before: December 4, 2023

BY ORDER OF THE BOARD OF DIRECTORS

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

**BOARD OF DIRECTORS
ORGANIZATIONAL MEETING**

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME:** January 3, 2024 immediately following the 6:30 PM Annual Meeting
- **LOCATION:** Dolly Bay Clubhouse, 2533 Dolly Bay Dr., Palm Harbor, FL, 34684
- **Google Meeting:** <https://meet.google.com/vzr-dbis-tyx>

The purpose of the Board of Directors Organizational Meeting is to elect officers and to conduct any other 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
2. Proof of notice of the meeting
3. Determination of a quorum
4. Disposal of unapproved past meeting minutes
5. Appoint Officer positions
6. Signature on Bank Accounts
7. Unfinished business
8. New business
9. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND

Mailed on or before: December 4, 2023

BY ORDER OF THE BOARD OF DIRECTORS

ELECTRONIC VOTING OPT IN INSTRUCTIONS

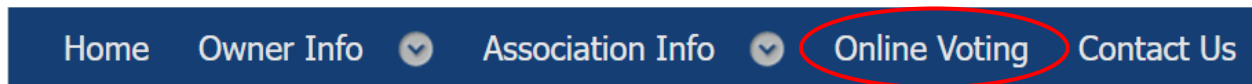
**DEADLINE FOR ELECTRONIC VOTING IS January 3, 2024
WHEN ANNOUNCED AFTER THE START OF THE ANNUAL MEETING**

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 Annual Membership Meeting of DOLLY BAY CONDOMINIUM ASSOCIATION, INC. to be held at 6:30 PM on January 3, 2024 at the DOLLY BAY CLUBHOUSE, 2533 DOLLY BAY DR., PALM HARBOR, FL, 34684 AND VIA GOOGLE MEETING: [HTTPS://MEET.GOOGLE.COM/VZR-DBIS-TYX](https://meet.google.com/vzr-dbis-tyx). 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. Please include your completed voting certificate with your proxy.

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):

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 Annual 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. Please include your completed voting certificate with your proxy.**
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, scanned and emailed to info@condominiumassociates.com, faxed to 727-573-8549, 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

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 and voting certificate, even if you plan to attend the meeting. Thank You.

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.
CERTIFICATE APPOINTING THE UNIT VOTING REPRESENTATIVE
("VOTING CERTIFICATE")

To the Secretary of DOLLY BAY CONDOMINIUM ASSOCIATION, INC., herein after referred to as the "Association". THIS IS TO CERTIFY that the undersigned, constituting all of the owners of record of (Address) _____ (Unit No.) _____, located in DOLLY BAY CONDOMINIUM ASSOCIATION, INC., have designated:

(Name of Voting Representative)

as their voting 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, the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

VOTING CERTIFICATE REQUIRED

1. **Joint Owners - Married** - Unit owned by a legally married couple. Voting Certificate required and must designate either owner as the Voting Representative. A THIRD PERSON such as a friend or another owner cannot be the voting representative.
2. **Joint Owners – Not Married** - Unit owned by two non-married persons. Voting Certificate required and must designate either owner as the Voting Representative. A THIRD PERSON such as a friend or another owner cannot be the voting representative.
3. **Corporation, Trust, Company Owned** - Unit owned by a corporation Voting Certificate required designating person entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and shall be valid until revoked by a subsequent Certificate. **All owners must sign for this Voting Certificate to be Valid. This voting certificate must be completed and returned with the proxy for the proxy to be counted.**

DATED this _____ day of _____, 202__.

OWNER NAME (please print)

OWNER SIGNATURE

OWNER NAME (please print)

OWNER SIGNATURE

OWNER NAME (please print)

OWNER SIGNATURE

NOTE: This document is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the Unit as the Voting Representative (not a third person).

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 and voting certificate, even if you plan to attend the meeting. Thank You.

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

January 3, 2024

ELECTION BALLOT

YOU CAN VOTE FOR UP TO THREE (3) CANDIDATES.

**Voting for more than 3 candidates invalidates this ballot
and your ballot will be rejected**

Michael T. Black

Jean E. Hungiville

Richard E. Murdock

Robert W. Remaley

The ballot process conforms to the ballot and election provision(s) in Florida Statute 718.

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

January 3, 2024

**INSTRUCTIONS FOR MARKING AND RETURNING
THE BALLOT FOR DIRECTORS**

The instructions below are mandated by Florida Statute 718 and MUST be followed exactly or your ballot will be rejected.

1. The enclosed ballot lists all candidates who are qualified to run for the open Board of Director positions. There will be **THREE (3)** Directors elected. Please vote for no more than **THREE (3)** candidates by marking the ballot with an “X” in the box next to the candidate’s name. If you vote for more than **THREE (3)** candidates, your ballot will be rejected.
2. The ballot must be placed in the ballot envelope (inner envelope) and the ballot envelope must be sealed. The ballot envelope must then be placed and sealed in the envelope addressed to the Association at the Association’s mailing address (outer envelope).
3. The owner(s) or designated voting representative must fill in the unit information on the outside of the outer envelope addressed to the Association and the **voting representative** or **all owner(s)** **MUST** sign their name(s).
4. Faxed ballots are not valid and your ballot will be rejected.

If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.

Please keep in mind the Association is required to send all information sheets for Board Candidates and cannot edit or comment on the accuracy of the information provided.

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

BOARD MEMBER CERTIFICATION

Annual Meeting: January 3, 2024

Florida Statute 718.112(2)(d)3 requires each board member to sign the following certification within 90 days of being elected or submit a certificate of satisfactory completion of the educational curriculum administered by a division-approved condominium education provider within 1 year before or 90 days after being elected or being appointed to the board.

The written certification or educational certificate is valid and does not have to be resubmitted as long as the director serves on the board without interruption.

A director who fails to timely file the written certification or educational certificate is suspended from service on the board until he or she complies with this subparagraph. The board may temporarily fill the vacancy during the period of suspension.

- I certify that I have read the association’s declaration of condominium, articles of incorporation, bylaws, and current written policies; that I 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.

- In lieu of the written certification, I am submitting the certificate of satisfactory completion of the educational curriculum administered by a division approved condominium education provider.

Respectfully Submitted on this _____ day of _____, 202__.

BOARD MEMBER (please print)

SIGNATURE

DATE ELECTED OR APPOINTED TO THE BOARD OF DIRECTORS

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors

January 3, 2024

The following are the Board of Directors and contact information for all directors:

President

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Vice President

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Treasurer

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Secretary

Signer on Bank Account (Y/N) _____

Name: _____ Address: _____

Email: _____ Phone: _____

Director

Name: _____ Address: _____

Email: _____ Phone: _____

Director

Name: _____ Address: _____

Email: _____ Phone: _____

Director

Name: _____ Address: _____

Email: _____ Phone: _____

Signed by Officer of Association _____ Date: _____

Michael T. Black
2533 Dolly Bay Drive #106
Palm Harbor, Florida 34684
Cell: (727) 858-6060
mtblack@tampabay.rr.com

Ability to work with people of diverse backgrounds as well as interact with members of the community and Military in a positive way. A communicator with problem solving, decision-making, organizational and team-building skills. Compassionate and understanding, committed to excellence.

CAREER SUMMARY

AMVETS- St. Petersburg, FL
National Service Director

March 2007-October 2023

- Responsible for fifty-two service officers and forty offices nationwide. Implementation of cost saving practices resulting in a savings of seventy thousand dollars in office expenses yearly.
- Responsible for training of new and existing AMVETS service officers on a yearly basis on VA policies and procedures complete with technical training. Revised then existing face to face classroom training to a more cost effective, comprehensive and skills assessment of computer-assisted learning and testing at a savings of one hundred and twenty-five thousand dollars a year.
- Working closely with National headquarters and State Foundations and department budgets to reduce unnecessary expenditures while evaluating weak areas needing additional funding.
- Responsible for all recruiting, interviewing, hiring, and mentoring of National service officers, resulting in a 98% retention rate.
- I also had the honor of testifying in front of Congress on May 16, 2023 on behalf of the AMVETS organization on Reviewing VA's implementation of the Pact Act of 2023.
- VA Accreditation with OGC (Accreditation Number 1)

PINELLAS WORK NET-Clearwater, FL
College / Coordinated V.A. Work Study Program

- VA work study program. Working to help Veterans in job placement and basic office duties while still working towards a college degree.

All SOUTHERN FABRICATORS-Clearwater, FL
Purchasing/Logistics Manager

- Coordinated the purchasing and distribution of all raw materials, equipment, machinery, and supplies for the manufacturing of kitchens for Outback Steakhouse.
- Contract negotiations for material purchases and freight pricing.
- Responsible for all product movement to designated job sites for installation.
- Liaison between customer and company resulting in a complete and satisfactory product.

NEILSEN MEDIA RESEARCH- Dunedin, FL
Research Interviewer / Shipping and Receiving

- Contacted/ interviewed "Nielsen Families" concerning viewing preferences.
- Handled shipping/receiving of confidential electronic devices.

MILITARY

United States Army, RETIRED

November 1981 to November 2001

- All facets of Military operation spanning a twenty-year career
- RANK: Staff Sergeant

- Worked as a Multi-Channel Communications operator, Military Police and Patriot Missile Fire control enhanced operator/ maintainer
- Certification/Documentation in numerous trainings, safety, instructor, technical, law enforcement and leadership courses.

EDUCATION

St. Petersburg College - Tarpon Springs, FL

2001-2008

- Associate of Science Degree in Business Management.

SKILLS

- Communication
- Time management
- Customer/Client Service
- Active listening
- Leadership
- Adaptability
- Critical Thinking

Jean Hungiville – Candidate for Board of Directors

I'm running for the Dolly Bay Condominium Board of Directors because I love our community and want to see it thrive. After comparing several condominium communities in our area, I chose Dolly Bay 2 1/2 years ago for several reasons: The small size, the quality of the property, the amenities, the layout of the units, and the warmth of the owners that I talked with while visiting. The progress that I have seen (and participated in) since the new board has been in place is great. The serious issues that we have are in the process of being rectified but there is more that need attention, but with level heads...not as reactionaries. I feel that the communication from the board to the unit owners & renters needs 100% improvement. I have served on several boards previously and I also have managed a few boards in my career. I feel I will bring a fresh set of eyes and experience to this board. I love living here and am in this for the long haul.

Here is some of my background:

Professional Experience

Tarpon Springs Chamber of Commerce, President/CEO, (3/2017 – present)
Eastern Shore of Virginia Area Chamber of Commerce, Exec. Director (3/2011– 2/2017)
Eastern Shore of Virginia Area Chamber of Commerce, Vice President (5/2010 – 3/2011)
Minuteman Press Salisbury, Owner (3/2003 – 3/2010)


1990's:

Hudson (Wisconsin) Area Chamber of Commerce, President, Hudson, WI (2 years)
Industrial Fabric Association International, International Director, St. Paul, MN (5 years)

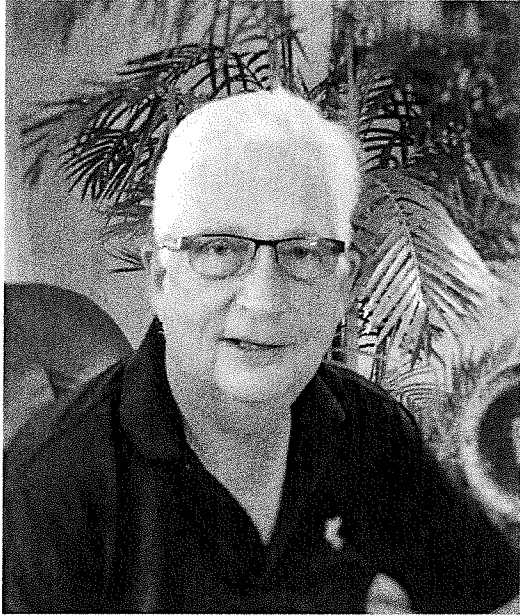
Related Professional Activities:

- 1) FL Association of Chamber Professionals, Board of Directors (2021 – present)
- 2) New Port Richey Main Street Association, Public Relations Committee (2020 – 2022)
- 3) Virginia Space Flight Academy, Board of Directors (2012 – 2017)
- 4) VA Association of Chamber Executives Institute, completed program (2015)
- 5) ESVA Chamber of Commerce, Board of Directors (2010)
- 6) Onancock Business & Civic Assn., Board of Directors, Secretary (2008 – 2015)
Nominating Cte., Chair (2008, 2010, 2012)
- 7) Onancock Candidate Town Election Forum Cte., Chair (2010, 2012)
- 8) ES Coalition Against Domestic Violence, Board of Directors (2010)

As you can see, I have been involved in community service most of my life.
I'm asking for your vote! If you'd like to contact me, my cell is 757-709-0955.



Jean Hungiville (S-307)



Elect Dick Murdock

Dolly Bay Board of Directors

- Resident of Dolly Bay since February 1992
- Past President, Dolly Bay '06, '07, '08
- MPA, Maxwell School, Syracuse University
- Past Chairman of 27 Non-profit Boards
- Appointed to Commissions and boards by
 - FL Gov. Childs & NY Governor Rockefeller
- Peace Corps Volunteer Leper Colony, Bolivia
- CEO of multi-million-dollar companies
- Owner of 3 successful businesses
- Bi-lingual and visited 89 countries
- Retired at age 79
- Play tennis, golf, pickleball, racquetball, piano, harmonica, guitar, uke, accordion and tuba

Dolly Bay is facing the consequences of poor leadership and bad management. Owners have been disenfranchised and it is costing us dearly. Meanwhile, the property has aged. Hurricanes, condo disasters, housing prices, and the lack of preparation have created a "perfect storm" that too many of us do not have the means to weather.

Why do I want to get involved in this thankless mess, eating into my retirement freedom, and making more enemies than friends? I have an overdeveloped sense of duty and think I can be helpful or at least my wife, Kathleen, and some friends think so. If you think so, please give me your vote.

I was appointed to our Board as a Director in June 2023, and I take ownership of the fact that we haven't been keeping you informed about our plans, decisions, and activities as well as we should. A lot of big changes have been happening, and it doesn't feel to many of you that your voice is being reflected in those decisions. That needs to change.

We need to do a better job of harnessing the wealth of knowledge, talent, and abilities of our owners and residents. We need to find ways of financing the large-scale updates we face, making them more affordable. We need to bring more order and decorum to our board meetings. We need to build a greater sense of community and appreciate all the contributions and efforts that make Dolly Bay a special place to live.

Thank you for your consideration.

Dick Murdock, Tara 101

DOLLY BAY CONDOMINIUM ASSOCIATION, INC.

AFFIDAVIT

CITY OF CLEARWATER

COUNTY OF PINELLAS

STATE OF FLORIDA

I, Megan Sheehan, do hereby affirm that on December 4, 2023 the Second Notice of the Annual Meeting 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 January 3, 2024 at 6:30 PM at the DOLLY BAY CLUBHOUSE, 2533 DOLLY BAY DR., PALM HARBOR, FL, 34684 AND VIA GOOGLE MEETING: <HTTPS://MEET.GOOGLE.COM/VZR-DBIS-TYX>.

This instrument is executed in accordance with the Florida Statutes.

Signed this day December 4, 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 December 4, 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: _____