



GULF VIEW ESTATES OWNERS' ASSOCIATION, INC.
NOTICE OF ANNUAL MEMBERSHIP MEETING

TO ALL MEMBERS:

On Thursday, December 8, 2022, at 6:00 P.M., (sign in at 5:00 P.M.) at a Frances T. Bourne Jacaranda Public Library, 4143 Woodmere Park Blvd, Venice, FL 34293 the Annual Membership Meeting of the Association will be held for the purpose of electing Directors and such other business as may lawfully be conducted.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

The Gulf View Estates Homeowners Association, Inc. is run by an Elected Board of Directors, and is seeking candidates for open positions.

To run for a position on the Board you should apply to the Gulf View Estates Homeowners Association, Inc. on or before November 14, 2022. You should provide written notice that you desire to run and want to have your name listed as a candidate on the materials included within this Notice of the Annual Membership Meeting. The attached "Notice of Intent to be a Candidate for the Board" may be used for that purpose. You may also include a one-sided (8 1/2 x 11 inch) Information Sheet supporting your qualifications for the Board of Directors.

Please note that members may also be nominated from the floor at the Annual Membership Meeting.

The Association's mailing address is Gulf View Estates Homeowners Association, Inc., c/o Sunstate Association Management Group, Inc., P.O. Box 18809, Sarasota, FL 34276. This notice includes Candidate Notice of Intent, Information Sheet, Proxy, and Agenda mailed to all Gulf View Estates Homeowners Association, Inc. voting members.

**Please mail Candidate Notice of Intent and Proxy in the enclosed envelop to
PO Box 18809, Sarasota, FL. 34276 before the meeting, on December 8, 2022.**

If you have any questions, please contact Sean Noonan or Teri Lennon at Sunstate Management 941-870-4920, Teri@sunstatemanagement.com.

Sean Noonan, LCAM
BY ORDER OF THE BOARD OF DIRECTORS



GULF VIEW ESTATES OWNERS' ASSOCIATION, INC.

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 **Gulf View Estates Owners' Association, Inc.** I certify that I have read the Association's Amended and Restated Easements, Covenants and Restrictions for Gulf View Estates Owners' Association, Inc., 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.

I am/am not enclosing an Information Sheet (one-sided and no larger than 8 1/2 x 11 inches) about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. To run for a position, email this form to Sean@Sunstatemanagement.com or mail to Sunstate Association Management Group, Inc., P.O. Box 18809 Sarasota, FL 34276.

(Please type or print your name beneath your signature).

Date: _____

Signature

Print Name



GULF VIEW ESTATES OWNERS ASSOCIATION, INC.

Managed by Sunstate Association Management Group

P.O. Box 18809, Sarasota, FL 34276

Telephone: (941) 870-3375 Fax: (941) 870-9652

The undersigned hereby appoints _____, or, if I have filled in no name, hereby appoints _____ President of the Association, on behalf of the Board of Directors, with full power of substitution, to vote in my place as if I were present, for the purpose of establishing a quorum and as otherwise allowed by law, at the Annual Membership Meeting of Gulfview Estates Owners Association, Inc., to be held Thursday, December 8, 2022, at 6:00 P.M., (sign in at 5:00 P.M.) at a Frances T. Bourne Jacaranda Public Library, 4143 Woodmere Park Blvd, Venice, FL 34293 I authorize my proxy to use his or her best judgment to vote and act for me to the same extent as I would if personally present on all other matters which properly come before the meeting and for which a general power may be used, with full power of written substitution, except that my proxy holder's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BOXES PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND HEREBY INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

SURPLUS ROLLOVER: Should any excess of Membership Income over Membership Expenses for the fiscal year ending December 31, 2022, as defined in IRC Section 277, be applied against the subsequent tax year members' assessments, as provided by IRS Revenue Ruling 70-604. (If not approved, the excess could be subject to Corporate Income Tax.)

- YES, FOR** the rollover
- NO, AGAINST** the rollover, knowing that we may have to pay income tax

DATE: _____

Lot Number or Address: _____ **LOT OWNERS** (or all Owners of the Lot or that Owner _____
(Designated on the Voting Certificate, if applicable) _____

Name (print) _____

Signed _____

Name (print) _____

Signed _____

THIS PROXY IS REVOCABLE BY THE LOT 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.

(The portion below is not to be completed by the Lot Owner)

SUBSTITUTION OF PROXYHOLDER

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

_____ (sign)

Date: _____



GULF VIEW ESTATES OWNERS ASSOCIATION, INC.

Managed by Sunstate Association Management Group

P.O. Box 18809, Sarasota, FL 34276

Telephone: (941) 870-3375 Fax: (941) 870-9652

AGENDA

TO ALL MEMBERS:

On Thursday, December 8, 2022, at 6:00 P.M., (sign in at 5:00 P.M.) Frances T. Bourne Jacaranda Public Library, 4143 Woodmere Park Blvd, Venice, FL 34293, the Annual Membership Meeting of the Association will be held for the purpose of electing Directors and such other business as may lawfully be conducted. No Election will be held this year as less members volunteered than positions open on the Board.

The Order of Business at Annual Member's Meeting shall be:

1. Calling of the roll and certifying proxies.
2. Proof of notice of meeting or waiver of notice.
3. Reading and disposal of any unapproved minutes.
4. Reports of officers.
5. Reports of committees.
6. Unfinished business.
7. New business.
~ Vote count for Amendment Changes
8. Adjournment.

NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the Annual Membership Meeting for the purpose of electing officers and such other business as may lawfully be conducted. The directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

BOARD MEETING

UPON ADJOURNMENT OF ANNUAL MEMBERSHIP MEETING

1. Certifying Quorum – Call to Order.
2. Proof of Notice of Meeting.
3. Elect Officers
4. Unfinished Business.
5. New Business.
6. Adjournment

Twenty five Percent (25%) of all Association Members (a "quorum") must be present, in person or by proxy, at the meeting for which it is issued. Gulfview Estates requires a quorum for two sections: Unit I 25% = 53 members & Unit I Phase II & III 25% = 39 members. This equals a total of 92 Members present or by proxy for a quorum.

Again, please be sure to either attend the Annual Meeting or submit a proxy. Thank you for your assistance in conducting the business of your Association.

BY ORDER OF THE BOARD OF DIRECTORS

Bonnie McGuigan

Bonnie McGuigan, Secretary