

Montego Cove Condominium Association, Inc.
c/o Advantage Property Management, LLC
1111 SE Federal Highway, Suite 100
Stuart, Florida 34994

January 7, 2021

Dear Unit Owner:

Enclosed is your package for the Annual Meeting and Election of Directors. Please read **all** information carefully.

A majority of all Association Members (a “quorum”) must participate via Zoom or by proxy, at the meeting in order for the business to be conducted. **IT IS THEREFORE VERY IMPORTANT THAT YOU PARTICIPATE VIA ZOOM OR PROVIDE A PROXY IN ORDER TO CONDUCT THE BUSINESS.**

INSTRUCTIONS FOR MARKING AND RETURNING BALLOT FOR DIRECTORS:

1. The enclosed ballot lists all candidates who are qualified to run for the Board. There will be four (4) Directors elected. Please vote for no more than four (4) candidates by marking the ballots with an “X” on the box next to the candidate’s name.
2. The ballot must be placed and sealed in the ballot envelope. **DO NOT PUT ANYTHING ELSE IN THE BALLOT ENVELOPE OTHER THAN THE BALLOT OR IT CANNOT BE COUNTED.** The ballot envelope must then be placed and sealed in the yellow envelope addressed to the Secretary of the Association at the Association’s mailing address. **Do not enclose your proxy in this envelope.**
3. You must fill in the unit information on the outside of the yellow envelope addressed to the Association and have all owners, or the voting member designated on the Certificate of Appointment of Voting Representative, sign their/his/her name.
4. If you own multiple units, each ballot must be in separate envelopes. **DO NOT PUT TWO OR MORE BALLOTS IN ONE ENVELOPE.**
5. The ballot must be received by the Secretary of the Association **no later** than **January 28, 2021 by 9:30 A.M.**
6. **** You may drop off your ballot at the clubhouse 30 minutes prior to the Annual Meeting. If you are mailing your ballot please mail it in ample time, using the address on the yellow envelope. Ballot must be placed in the ballot envelope and ballot envelope placed in the yellow envelope with signature and the unit number on the outside.****

VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about proxies:

1. A proxy is for the purpose of appointing another person to vote for you as you specifically instruct (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 of the unit or the one among them that they designated on the voting certificate. Please note that you cannot vote for Directors by proxy. If you intend to vote for Directors and do not attend the Annual Meeting, **you must vote by use of the enclosed Election Ballot.**
2. The proxy should be submitted to the Association Secretary prior to the scheduled time of the meeting. It can be mailed to the above address or hand delivered, either by you or your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible in order to avoid delay in registration. **Place your proxy in the enclosed proxy envelope.**
3. If you appoint a proxy and later decide that you will be able to attend the Annual Meeting in person, you may **withdraw** your proxy when you register at the meeting.---- **THIS DOES NOT APPLY, AS THIS MEETING WILL BE HELD VIA ZOOM AND NOT IN PERSON.**
4. 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 you designate as proxy decides that he/she will be unable to attend the meeting.
5. A proxy form is enclosed with this notice for your use if needed.

THIS IS A ZOOM MEETING, SO PLEASE BE SURE TO MAIL IN YOUR PROXY EARLY.

**SECOND NOTICE OF
DATE OF ANNUAL MEETING AND ELECTION OF DIRECTORS
FOR
MONTEGO COVE CONDOMINIUM ASSOCIATION, INC.**

TO ALL MEMBERS:

NOTICE IS HEREBY GIVEN, in accordance with the By-Laws of the Association and Florida's Condominium Act, that the Annual Meeting of Members will be held at the following date, time and place:

Date: January 28, 2021

Time: 10:00 AM

Place: Via ZOOM

Join Zoom Meeting

Meeting ID: 937 0531 4085

Passcode: 339938

One Tap Mobile: 1-646-558-8656

AGENDA

1. Call to Order
2. Calling of Roll and Certifying of Proxies
3. Selection of Presiding Chairman
4. Proof of Notice of Meeting
5. Reading or Disposal of Previous Meeting Minutes
6. President's Report
7. Membership Discussion
8. Voting Results
9. Introduction of 2021 Board of Directors
10. Adjournment

**The Organizational Meeting of the newly elected Board will be held
Immediately following the Annual Meeting.**

Montego Cove
CONDOMINIUM ASSOCIATION, INC.

PROXY

The undersigned owner(s), or their voting representative, of Condominium (apartment) Address _____ in Montego Cove Condominium Association, Inc., hereby constitutes and appoints the Secretary of the Association, his/her designee, or _____, as nominee and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent and cast votes only as I specifically instruct in reference to the following matters to come before the Montego Cove Condominium Association, Inc., to be held on **January 28, 2021 at 10:00 A.M. in the Via Zoom**

General Powers

_____ **I hereby authorize and instruct my proxy to use his best judgment on all matters which properly come before the meeting as may be authorized.**

DATED: _____, 20__

Printed Name of Owner

Signature of Owner or Designated Voter

Property Address

Property Address

Printed Name of Owner

Signature of Owner or Designated Voter

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

(Please Print)

Dated: _____

Proxy: _____

RETURN TO:

Advantage Property Management, LLC

1111 SE Federal Highway, Suite 100

Stuart, FL 34994

Fax (772) 288-0175

E-Mail: advantagepm@advpropmgt.com

In no event shall this proxy be valid for a period longer than 90 days after the date of this first meeting for which it was given.

**MONTEGO COVE
CONDOMINIUM ASSOCIATION, INC.**

ANNUAL MEETING

January 28, 2021

BALLOT

Vote for no more than four (4) candidates

_____ Linda Dragon

_____ Paul D. Genereux

_____ Carolyn Hall

_____ Robert Honse

_____ Tyrone Monte

_____ Glenn Meyer

Linda Dragon
Candidate for Board of Directors

Since May 2009, Montego Cove has been my full-time permanent residence. I immediately fell in love with the area, my neighbors, and the beauty around me. Because our beautiful community is aging, many different challenges associated with age are arising. It is my desire, working with the other Directors, to help make the decisions to meet these challenges.

Background:

- Previously served on the MC Board of Directors as Secretary
- Composed and submitted monthly Board Meeting Minutes
- Served as a member of the MC Finance Committee
- Social Security Admin. - SSI Disability Claims Representative- Interviewed, researched policy and applicant's medical and financial qualifications, processed the application, and follow-up interview if approved.
- Design Coordinator for New Home Developers - Helped redesign and/or reconfigure the footprint of Buyer's chosen model home while ensuring changes met county codes. Also helped with selection of aesthetics.
- Admin. Assistant to Regional Bank President

***** Information Sheet *****

Paul D Genereux
6061 S. E. Martinique Dr #202

Education:

BS degree in Engineering, Materials Science (Metallurgy focus)

AS degree in Manufacturing Processes, Tool & Die Design

Numerous work sponsored educational/training courses including State of Ct run home building/design course.

Work History:

45 years in Pratt & Whitney's Commercial/Military Engineering organization - Worked in the Advanced Materials Laboratory as a Senior Research Project Metallurgist: Worked 12 years in Structural Chemistry (conducted research and Failure Analysis using light metallography, Electron Microscopy, Image analysis, and Electron Microprobe tools), 28 years in Structural Alloy Development requiring extensive US & international travel and 5 years as the materials focal point responsible for dispositioning all low and high compressor material non-conformances with FAA over site. Responsibility included half of all Commercial and Military Engines for critical rotating hardware while continuing to mentor new engineers in the Alloy Development group.

US Navy reserves - 2 years active 4 years reserve meetings:

Only draftsman/illustrator on sub tender supporting FBM and Fast Attach submarines of Pacific fleet out of Guam. Honorable discharge.

Summer Jobs- Town road maintenance; Nursery/Landscaping work; Drafting Jet fuel Control Design.

Awards Accomplishments:

8 Patents issued both in US and internationally. 4 additional Patents pending. 5 published technical papers in journals with international circulation. Recipient of George Mead Medal. UTC's highest award for Engineering Innovation. (UTC is a fortune 500 company with 60 billion in revenue and a highly technical 200,000+ employees work force).

Developed a critical enabling component for the Boeing 777 Dream Liner for the PW4084 jet engine that was first on wing.

Developed a first-of-its-kind Bi-metal Inertia Bonded Ni Base Superalloy Low Pressure Turbine shaft for the new 5th generation F35 Lightning II stealth fighter.

Other - Built 4 homes (including a clean-sheet design) and in process of complete condo renovation in Montego cove.

Carolyn Hall
6090 SE MARTINIQUE DRIVE #102
Stuart, Florida 34997

Beautiful Montego Cove became my home 13 years ago, I have seen so much change over the years, and would like to be part of the board again, I had the pleasure servicing as a board member from 2008 to 2017, for the nine years I worked extremely hard with other board members to listen to the residents' concerns, we did our best to address each one of them, it is important for all our resident to feel they have a board they can depend on. Something small to you might be something huge to them so I will always listen to our residents. I feel I will be an asset with my past experiences

I taught for 39 years in Maryland. I was a representative to the school board for many years after.

Residents of Montego Cove, I am asking you for your vote

Carolyn Hall

Residents of Montego Cove

After high school with no future in mind I joined the US Army and for the next 3 years convinced myself and my superiors that the warrior type I was not. I was honorably discharged and decided to go to college.

I attended and graduated from Duquesne University in Pittsburgh, Pa. in 1962 with a Bachelor of Arts degree. The next 30 years were spent teaching high school history near Pittsburgh with one interruption.

In 1966 I was selected to teach on educational TV a program directed at middle school students. "People and Their World" as it was called was taped at WQED Pittsburgh and distributed to WNDT New York. This temporary assignment lasted until 1970 when I returned to the classroom. During this time, I earned my master's credits from Penn State.

I retired the first time in 1992 but was fortunate to secure a position as an adjunct professor of a freshman entry course entitled "Shaping of the Modern World" at my alma mater. Just before full retirement I discovered this diamond in the rough at 6120 Cove Road

My wife and I were snowbirds for a while but became permanent residents in 2011. I have served on the Board of Directors of MC since then as vice president and this year as your president. It does make a difference regarding what can be accomplished when living here full time.

I do have an agenda: To make these already beautiful surroundings even more worthy of the already beautiful folks of Montego Cove.

Sincerely, Bob Honse

Date: December 1, 2020

DEC 03 2020

NOTICE OF INTENT (Attached)

Tyrone (Ty) Monte



I have called Montego Cove my home since 2006. when I moved here from Palm Beach County. While previously serving on the Board for about five years, I was responsible for the Building Captain Program, liaison to the Office of County Commissioner Sarah Heard and served briefly as Board Liaison to the Building Committee. I am currently on the Security Team.

Prior to my retirement in 2011, I worked for a local Third Party Administrator (TPA) in the capacity of Account Manager/Risk Management Consultant for public entities, regarding insurance liability and workplace safety and health compliance, among other duties.

Former employment included:

- Palm Beach County School District, Risk Management Safety
- Director of Occupational Safety & Health for Hartford Hospital, Hartford, CT until 1996
- Manager of Safety and Health for the US Postal Service in CT and other federal duties previous and concurrent to that.

Education includes technical and human relations training. I hold a B.A. and an M.A. I withdrew from the Ph.D program at New York University to pursue other career interests. I speak a few languages.

I support several charities and organizations.

By serving on the Board I hope to help the Association with cost containment and budgetary discipline, encourage transparency, promote our quality of life and enhance the property value of our special community.

Ty Monte

6050 SE Martinique Dr.
#102

Glenn Meyer, Candidate for Board of Directors
6030 SE Martinique Dr. #101
Montego Cove

I am running for the Board of Directors of Montego Cove. I have no agenda. I just like the idea of contributing to the lovely place where we now live. My wife, Dana, and I purchased our unit in February of this year, but due to circumstances did not move in until September. We were both born and raised in the San Francisco Bay Area and have lived in Florida for eleven years.

A bit about me:

Out of college ROTC went directly into the Navy and became a carrier pilot.

Worked as an operations manager for a snack food company for eight years.

Went into business for myself as a remodeling contractor.

Worked with a developer where I did property analyses.

After retirement we purchased a forty foot sailboat, sailed the Eastern Caribbean, crossed over to the Mediterranean and visited the length of the Med.

Shortly after we moved into Circle Bay Yacht Club here in Stuart, I joined the Board and served four years as Secretary and two years as President.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Glenn H. Meyer". The signature is written in dark ink and is positioned at the bottom right of the page, below the typed text.