

September 18, 2019

RE: Notice of Annual Meeting
BeachPlace Towers Condominium Association, Inc.

Dear Marriott's BeachPlace Towers Owner:

The 2019 Annual Meeting of BeachPlace Towers Condominium Association, Inc., will be held at 2:00 p.m., Eastern time, on November 5, 2019, at Marriott's BeachPlace Towers, Overlook Lounge, 21 South Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida 33316.

The purpose of the meeting is to review the operations of the Association, conduct any other business which may be presented at the meeting and to consider the following:

- Waiving or Reduction of Fully Funded Reserves
- Election of Two (2) Members to the Board of Directors each to serve a three-year term

The following Annual Meeting materials are included for your review by clicking on the link below:

- **Agenda** for the meeting
- **Proposals** to be considered
- **Candidate Profiles** of the candidates for election to the Board of Directors
- **Annual Meeting Rules**
- **Limited Proxy**

This email contains the link to the secure Internet site that will allow you to submit your Limited Proxy electronically and also view the documents related to this meeting. It has confidential information specific to your account and intended only for the member to whom it is addressed.

If you are unable to attend in person, you may submit your Limited Proxy online no later than 11:59 p.m., Eastern time, on October 29, 2019. The Internet procedures are designed to authenticate your electronic submission by use of a personal control number. To submit your proxy via Morrow Sodali's on-line system, please click on proxyvoting.com/MVCI. At the site, you must enter the following control number: [# to be provided by proxy vendor]. **PLEASE MAKE NOTE OF YOUR CONTROL NUMBER AS THIS INFORMATION IS AVAILABLE ONLY THROUGH MORROW SODALI.**

If you have questions regarding submitting your Limited Proxy electronically, please contact Morrow Sodali by email at mvci.info@morrrowsodali.com.

In connection with updating your records, a **Certificate of Voting** form is included on the secure Internet site. **If you previously completed and returned a Certificate of Voting form, you do not need to complete the form again unless you wish to designate a new voting member.** If completing a form, you may complete it online by entering the name of your designated voting member, signing and submitting electronically. Single, individual Owners do not need to complete a form. Please note, completing the Certificate of Voting is different from appointing a proxy holder. See your Limited Proxy for specific instructions on appointing a proxy holder if you are unable to attend the Annual Meeting.

If you have any questions about the Annual Meeting or the information enclosed, please contact Rajka Osim, General Manager, by telephone at 954-767-1147 or by email at Rajka.Osim@vacationclub.com.

Whether or not you plan to attend the Annual Meeting, I encourage you to submit your Limited Proxy promptly. If the quorum requirement is not met, the Association will incur additional expense to re-notice Owners in order to obtain the votes required to hold the Annual Meeting. Your vote and participation are important to the Association.

Sincerely,

Jeremy P. Poplawski

Secretary

BeachPlace Towers Condominium Association, Inc.

**BeachPlace Towers Condominium Association, Inc.
2019 Annual Meeting**

November 5, 2019 at 2:00 p.m., Eastern Time

Marriott's BeachPlace Towers
Overlook Lounge
21 South Fort Lauderdale Beach Boulevard
Fort Lauderdale, Florida 33316

Agenda

- Call to Order
- Calling of Roll, Certification of Proxies, Establishment of Quorum
- Appointment of Recording Secretary
- Establishment of Annual Meeting Rules
- Proof of Notice of Annual Meeting
- Approval of Agenda
- Approval of 2018 Annual Meeting Minutes
- Appointment of Inspector of Election
 - Nominations from Floor
 - Tabulation of Votes
- Financial Report
- Voting Results
 - Waiving or Reduction of Fully Funded Reserves
 - Election of Two (2) Members to the Board of Directors
- Resort Operations Report
- Board of Directors Report
- New Business
 - Announcement of 2020 Annual Meeting Date
- Adjournment

BeachPlace Towers Condominium Association, Inc.
2019 Annual Meeting

Proposals

1. Reserve Funding Waiver (Item 2A on your Limited Proxy)

The State of Florida requires condominium associations to include in their annual budgets reserves for capital improvements and deferred maintenance. Under Florida law, the amount to be reserved must be computed using a formula based upon the estimated useful life and estimated replacement cost of each item. However, the State permits the annual waiver or reduction of the statutory reserve contribution with an affirmative vote by the majority of those Owners voting by proxy or in person at a duly called meeting of the Association. Without such a majority Owner vote for waiver or reduction of reserve funding the statutory formula will be followed, which may result in a higher total maintenance fee assessment than if a majority Owner vote is obtained.

Your Board of Directors recommends a “YES” vote for waiver or reduction of the required reserve contribution.

2. Election of Two (2) Members to the Board of Directors (Item 2B on your Limited Proxy)

Two (2) Members will be elected to serve on the Board of Director each to serve a three-year term. See the Candidate Profiles for a summary of the candidates.

**BeachPlace Towers Condominium Association, Inc.
2019 Annual Meeting**

Candidate Profiles

The candidates are listed in alphabetical order.

Name: Robert Ecker
Home: Twinsburg, Ohio
Occupation: Chief Financial Officer
Comments: “My name is Bob Ecker, I am very excited to represent the owners and use my diverse, background (finance, legal, real estate, consulting) to partner with BeachPlace management team and drive continuous improvements in people and processes. I am very passionate about identifying opportunities to manager costs and enhance values. We have been vacation club owners since 1994 and I have experience on the Board of a vacation club resort and homeowners association for 20 years. I appreciate your consideration and vote.”

Name: Joseph Potts
Home: Punta Gorda, Florida
Occupation: Retired Verizon Engineer/Planning Executive
Comments: “Began career with the local telephone company directly after college and stayed with them for thirty-four years, receiving twelve promotions and several interstate moves. The entire career was in the engineering and planning area, with a number of years in senior management. Served on the Engineering Advisory Board for four major Universities. Elected to the Board of Selectman of a Town, and after serving several years was hired as Interim Town Manager and subsequently as Town Treasurer. Have been a major user of MVCI properties for two decades. Would like to help direct BeachPlace Towers as a popular choice for people considering a Florida vacation.”

Name: Thomas Procelli
Home: Tallahassee, Florida
Occupation: Bank Director, CFO Healthcare Clinic
Comments: “Financial services professional providing business and banking advisory services as the owner of TAP Independent Consulting. I serve on the boards of OptimumBank and Marriott BeachPlace Towers. My family enjoys the vacation options and benefits afforded at the presidential ownership level, with two additional properties in Orlando and as a MVC Destinations owner. As a prior thirteen years’ resident in the Las Olas Isles area of Fort Lauderdale, located a mile from BeachPlace, I understand the dynamics of the neighborhood in which our beach resort operates.”

Name: Robert Strong
Home: Lauderhill, Florida
Occupation: Retired Senior Foreign Service Specialist (US Diplomatic)
Comments: “As a native of Ft. Lauderdale, I am familiar with the hospitality industry and related issues and problems. As reflected in my Biosketch, my background includes unique training, education, cultural and community experiences that provided a level of skills, knowledge and abilities that will allow me to make a credible contribution to the Association as a Board member. My attendance at Association meetings have enabled me to possess a comfortable level and familiarity with Beach Place. As an owner, I wish to now contribute as a Board Member to ensure Resort future success. My professional responsibilities in the attached cited positions included, Directing and Managing assigned Human, Financial and Administrative Services resources. I would appreciate the opportunity to serve on the BeachPlace Towers Board of Directors and contribute to the successful accomplishment of the Association’s Goals and Objectives.”

BeachPlace Towers Condominium Association, Inc.

Annual Meeting Rules

November 5, 2019, 2:00 p.m. Eastern time

Marriott's BeachPlace Towers
Overlook Lounge
21 South Fort Lauderdale Beach Boulevard
Fort Lauderdale, Florida 33316

1. **Attendance**

- a. Attendance at the Annual Meeting is open to members of the Association ("Owners") and is restricted to Owners and proxy holders representing Owners, management staff, legal counsel, parliamentarian, and other persons who have been specifically invited by the Board.
- b. All meeting attendees must register.

2. **Debate**

- a. An Owner or proxy who wishes to speak and is entitled to speak, may not speak until recognized by the Chair.
- b. An Owner or proxy shall not speak a second time on any motion until all Owners or proxies who wish to speak a first time have been recognized.
- c. No Owner or proxy shall speak in debate more than twice on the same motion, or longer than 3 minutes per speech, without permission of the assembly, granted by a majority vote without debate.

3. **Votes**

In accordance with Article II of the Bylaws, "A majority of the total votes represented at a meeting at which a quorum is present shall decide any question . . ."

4. **Election**

- a. The names of the candidates that were submitted with the meeting notice shall automatically be included on the ballot. The Chair will then entertain nominations from the floor for additional candidates.
 - (1) Nominations shall include the nominee's name only.
 - (2) Immediately after the close of nominations, the election shall take place.

5. **Parliamentary Authority** *Robert's Rules of Order* (latest edition) shall govern Association's meetings in all cases to which they are applicable and in which they are not in conflict with the Declaration of Condominium, the Bylaws or these Meeting Rules.

6. **Electronic Devices** Mobile phones and pagers shall be silenced during all meetings. Video cameras and recording equipment, other than that approved by the Chair, shall not be permitted in the meeting room.

7. **Meeting Disruption** If an attendee inappropriately disrupts the meeting, the Chair will immediately stop the debate and call the attendee to order. If the attendee does not cooperate, he/she will be asked to leave. If he/she continues inappropriate behavior, he/she will be escorted out of the meeting.

8. **Question and Answer Session** A 3x5 index card will be provided at registration for Owners to write down questions. A question and answer session will be held following adjournment of the meeting. Responses to any unanswered questions will be provided to the inquirer within 60 days of the meeting.

LIMITED PROXY

**BeachPlace Towers Condominium Association, Inc.
Limited Proxy for 2019 Annual Meeting**

Date: _____

Voting Member Signature

(X): _____

Voting Member Signature

(X): _____

Legal Name:

Note: This Limited Proxy must be dated and signed by the owner(s) or the designated voting member for the vote(s) to be counted. Please sign and return your Limited Proxy on or before October 29, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before November 5, 2019.

1. The above signed, as member(s) of **BeachPlace Towers Condominium Association, Inc.**, do hereby appoint EITHER (indicate choice by filling in the circle at (1) OR (2)):

(1) **Anthony Fera**, President of the Association, or any other officer or director in attendance he so designates in his absence; OR

(2) _____
(Insert name of individual, who MUST be in attendance at the Annual Meeting in order for your vote(s) to be counted.)

as my true and lawful attorney-in-fact and proxy holder, revoking all previous proxies, to vote in my place and stead on my behalf, as though I myself were present, with power of substitution, at the **Annual Meeting of BeachPlace Towers Condominium Association, Inc.**, to be held at 2:00 p.m., Eastern time, on November 5, 2019, at Marriott's BeachPlace Towers, Overlook Lounge, 21 South Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida 33316, except that my proxy holder's authority is limited as indicated below.

2. **AGENDA ITEM(S).** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST MARK THE CIRCLE(S) PROVIDED BELOW. IF YOU LEAVE ANY ITEM IN THIS SECTION BLANK, YOUR PROXY HOLDER MAY NOT CAST A VOTE ON SUCH ITEM).

A. Reserve Funding Waiver. See Proposals for details.

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.

Do you want to provide for less reserve funding than is required by §718.112(2)(f), Florida Statutes, for the Association's next fiscal year?

In 2019, your Reserve Maintenance Fee contribution was \$367.50 per unit week. Your Board of Directors recommends a vote “YES” for waiver or reduction of the reserve annual contribution for 2020. A majority “No” Vote will result in the Reserve Maintenance Fee contribution for 2020 being \$744.06 per unit week. This represents the Fully Funded annual contribution level for 2020.

- Yes **(Recommended by your Board of Directors)**
- No

If you voted “Yes”, vote for one of the Board proposed options below: (The option with the most votes will be the one implemented by the Association.)

- Between \$320 - \$420 Reserve Maintenance Fee contribution per Unit Week
(Recommended by your Board of Directors)
- Between \$625 - \$725 Reserve Maintenance Fee contribution per Unit Week

B. Election of two (2) Members to the Board of Directors each to serve a three-year term. See the Candidate Profiles for a summary of the candidates. Please vote for no more than two (2) candidates. Selection of more than two (2) candidates will invalidate your vote.

- Robert Ecker
- Joseph Potts
- Thomas Procelli
- Robert Strong

3. **GENERAL POWERS (NON-AGENDA ITEM(S))**. You may choose to grant your proxy holder general powers. Please fill in the circle below if you want your proxy holder to vote on other issues which may come up at the meeting and for which a limited proxy is not required.

- I authorize and instruct my proxy holder to use his or her best judgment on all matters which properly come before the meeting and for which a general power may be used.

THIS LIMITED PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT THEREOF. IN NO EVENT IS THIS LIMITED PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Please sign and return your Limited Proxy on or before October 29, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before November 5, 2019.

Owner ID/Villa/Week:

CERTIFICATE OF VOTING MEMBER – INDIVIDUALS

[This Certificate of Voting Member (Individuals) form should only be used for those Interests owned by multiple individuals. Partnerships, corporations, trusts, limited liability companies and other entity owners shall use the Certificate of Voting Member (Entity) form on page 2.]

The undersigned, being the owners (each, an “Owner” and, collectively, the “Owners”), of ownership interest(s) (each, an “Interest”), in the program or property known as **Marriott’s BeachPlace Towers** which is managed and administered by **BeachPlace Towers Condominium Association, Inc.** (the “Association”), hereby designate the below-listed individual as the “Voting Member” to cast the vote, on Owners’ behalf, for each such Interest, in all matters pertaining to the Association, until this Certificate of Voting Member is revoked or suspended by written instrument executed by the Owners.

Each Owner hereby acknowledges and agrees that the execution and delivery of this Certificate of Voting Member shall automatically revoke, and shall entirely replace and supersede, any voting certificate(s) executed by the Owners relating to the Association prior to the dates set forth below.

In designating a Voting Member, all Owners must sign below.

VOTING MEMBER

_____ (type or print one (1) name; Voting Member must be on Deed)

OWNERS:

Signature: _____
Printed Name: _____
Date: _____

Signature: _____
Printed Name: _____
Date: _____

Signature: _____
Printed Name: _____
Date: _____

Signature: _____
Printed Name: _____
Date: _____

Signature: _____
Printed Name: _____
Date: _____

Owner ID/Villa/Week:

CERTIFICATE OF VOTING MEMBER - ENTITY

[This Certificate of Voting Member (Entity) form should only be used for Interests owned by entities (e.g. partnerships, corporations, trusts, limited liability companies). For Interests owned by multiple individuals, please use the Certificate of Voting Member (Individuals) form on page 1.]

The undersigned, being the owner (the "Owner"), of ownership interest(s) in the program or property known as **Marriott's BeachPlace Towers** which is managed and administered by **BeachPlace Towers Condominium Association, Inc.** (the "Association"), hereby designates the below-listed individual as the "Voting Member" to cast the vote, on Owner's behalf, until this Certificate of Voting Member is revoked or suspended by written instrument executed by Owner.

Owner hereby acknowledges and agrees that the execution and delivery of this Certificate of Voting Member shall automatically revoke, and shall entirely replace and supersede, any voting certificate(s) executed by Owner for the Association prior to the date set forth below.

By the execution of this Certificate of Voting Member in the space provided below, the individual signing this Certificate of Voting Member, on behalf of Owner, represents that he/she is authorized to sign this Certificate of Voting Member on behalf of the Owner.

VOTING MEMBER

(type or print one (1) name)

ENTITY OWNER LEGAL NAME:

Signed By: _____

Printed Name: _____

As its (choose one):

President Vice President General Partner Other _____

Date: _____

ATTEST:

(Attest not required if entity is a Trust)

Signed By: _____

Printed Name: _____

As its (choose one):

Secretary Assistant Secretary