

October 4, 2019

RE: Notice of Annual Meeting  
Villas at Doral Condominium Association, Inc.

Dear Marriott's Villas at Doral Owner:

The 2019 Annual Meeting of Villas at Doral Condominium Association, Inc., will be held at 1:00 p.m., Eastern time, on November 15, 2019, at Marriott's Villas at Doral, (Second Floor Conference Room), 4101 NW 87<sup>th</sup> Avenue, Doral, Florida 33178.

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 two-year term

The following Annual Meeting materials are enclosed for your review:

- **Agenda** for the meeting
- **Proposals** to be considered
- **Candidate Profiles** of the candidates for election to the Board of Directors
- **Limited Proxy Submission Methods**
- **Limited Proxy**

If you are unable to attend in person, you may submit your Limited Proxy electronically through the Internet at [proxyvoting.com/MVCI](http://proxyvoting.com/MVCI) by 11:59 p.m., Eastern time, on November 8, 2019. The Internet procedures are designed to authenticate your electronic submission by use of a personal control number found on your Limited Proxy. Or submit your Limited Proxy by marking, signing, and dating your Limited Proxy and returning it in the prepaid envelope to: Proxy Services Corporation, P.O. Box 9001, Brentwood, New York 11717-9804 before November 8, 2019. You may also submit your Limited Proxy via Fax to 631-243-7980. If you submit your Limited Proxy on the Internet, please do not also mail or Fax your Limited Proxy.

If you have questions regarding submitting your Limited Proxy electronically, please contact Morrow Sodali by email at [mvcinfo@morrowsodali.com](mailto:mvcinfo@morrowsodali.com).

In connection with updating your records, a **Certificate of Voting** form is included. **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 the form, please designate one (1) voting member by writing their name on the enclosed form, sign, date and return with your Limited Proxy in the business return envelope provided. Or, you may complete the form electronically by entering the name of your designated voting member, signing and submitting online. 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 regarding the Annual Meeting or the information enclosed, please contact Julio Picasso, General Manager, by phone at 305-629-3434, or by email at [julior.picasso@vacationclub.com](mailto:julior.picasso@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,

*Daniel Tovar*

Secretary

Villas at Doral Condominium Association, Inc.

**Villas at Doral Condominium Association, Inc.  
2019 Annual Meeting**

November 15, 2019 at 1:00 p.m., Eastern Time

Marriott's Villas at Doral  
(Second Floor Conference Room)  
4101 NW 87<sup>th</sup> Avenue  
Doral, Florida 33178

**Agenda**

- Call to Order
- Election of Chairman of the Meeting
- Appointment of Recording Secretary
- Roll Call; Certifying of Proxies; Establishment of Quorum
- 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
- Officer Reports
  - President's Report
  - Treasurer's Report
- Resort Operations Report
- Voting Results
  - Waiving or Reduction of Fully Funded Reserves
  - Election of Two (2) Members to the Board of Directors
- New Business
  - Announcement of 2020 Annual Meeting Date
- Adjournment

**Villas at Doral Condominium Association, Inc.**  
**2019 Annual Meeting**

**Proposals**

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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 the Board of Directors** (Item 2B on your Limited Proxy)

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

**Villas at Doral Condominium Association, Inc.  
2019 Annual Meeting**

**Candidate Profiles**

The candidates are listed in alphabetical order.

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Name: William J. Armstrong  
Home: Vadnais Heights, Minnesota  
Occupation: Architect  
Comments: "Travel to over 55 countries on 5 continents included studies in Rome and Service in the U.S. Peace Corps. Vacation property ownership includes Full Ownership, Fractional, and Timeshare weeks across the United States. Sports and Recreation Facilities were one of my Design Specialties as an Architect. I served on State American Institute of Architects (AIA) and Designer Selection Boards, as Chair of our AIA State Convention and National Convention Tours, and as President of our local AIA Chapter and other Service Organizations. Thank you for the opportunity to serve as your President, I would like to continue to use my Travel, Architectural, Planning, and Project Management Experience to: - monitor and respond to continuing developments at adjacent properties. - work to increase the value of our ownership within Marriott System. - continue to upgrade Villas to maintain our highly rated vacation experience within responsible management of annual fees."

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Name: William S Hadley  
Home: Cape Coral, Florida  
Occupation: Teacher entrepreneur  
Comments: "As a board member I will pursue the best interests of our members. There is a large number of units for sale because of disgruntled members and Marriott's lack of fulfilling the promises they made when they were selling the units. For example, additional buildings where the ghastly huge condo building is now which invades our privacy."

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Name: Jorge A. Valentino  
Home: San Juan, Argentina  
Occupation: Civil Engineer  
Comments: "In 1967 I lived for a whole year in the USA (Pennsylvania) as an exchange student. This experience was a landmark in my life, not only because I acquired the language but the American culture, as well. Since 1975 I have been working in private enterprises: businesses of different kinds, Education (we own and run a private Bilingual School) and the construction industry. I am a civil engineer; all the works my company has been involved in are clearly listed in my resume, as well as the companies I have founded, and the ones where I worked as a director or technical manager. I have always pursued new projects and enterprises which could mean development and improvement to our society. I have shared jobs with lots of different people, in different states, which have helped me develop an open mind and an acute awareness of other people's needs and opinions. Since 2002 I have been a member of different Marriott Vacation Club; currently I am Platinum and a Chairman Club member. I am very proud of belonging to a company with such a history and working culture. As I got to know Marriott's philosophy, its vision and spirit of service my admiration and satisfaction of belonging also grew. For some time now, I have had a clear objective: become a member of the Marriott Vacation Club, sharing the passion to serve which characterizes the Marriott family."

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**Villas at Doral Condominium Association, Inc.  
2019 Annual Meeting**

**Candidate Profiles**

(continued)

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Name:	Fernando Vargas
Home:	Bogota, Colombia
Occupation:	Shareholder, advisor and project manager
Comments:	“We are owners at Villas at Doral since 2005. We are satisfied with its evolution and I see the renovation plan recently announced, as an opportunity to work with the board. I am a Civil Engineer and MBA of Andes University at Bogota, with 39 years of experience, occupying directive positions in construction, mining, and bank companies, that gave me expertise in finance, project management and supervision. Also, I have been a member of several boards of directors. Actually, I am a member of the council of two buildings in Bogota, giving me experience in horizontal property. I would like to participate in the board in aspects such finance, renovation plans and its supervision. From my travels, I have gained knowledge of the services and facilities of many hotels, that could be useful to all of us. My occupation allows me to work for our MVAD, and for this purpose I am ready to work with the Board.”

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## Limited Proxy Submission Methods

The accompanying Notice of Annual Meeting describes important issues affecting the Association. To submit your Limited Proxy:

### 1. By Internet

- a. Log onto [proxyvoting.com/MVCI](http://proxyvoting.com/MVCI), 24 hours a day, seven days a week by the deadline of 11:59 p.m., Eastern Time, on November 8, 2019.
- b. Enter the control number that appears on your Limited Proxy.
- c. Follow the simple instructions.

### 2. By Mail

- a. Mark your selections on the enclosed Limited Proxy.
- b. Date and sign your name exactly as it appears on your Limited Proxy.
- c. If you will not be able to attend the Annual Meeting, please appoint a proxy holder to vote on your behalf. You may appoint the designated proxy holder named on your Limited Proxy, or you may write in the name of another person that you wish to act as your proxy holder. The person you designate must be in attendance at the Annual Meeting for your votes to count.
- d. Mail the Limited Proxy in the enclosed postage-paid envelope.

### 3. By Fax

- a. Mark your selections on the enclosed Limited Proxy.
- b. Date and sign your name exactly as it appears on your Limited Proxy.
- c. If you will not be able to attend the Annual Meeting, please appoint a proxy holder to vote on your behalf. You may appoint the designated proxy holder named on your Limited Proxy, or you may write in the name of another person that you wish to act as your proxy holder. The person you designate must be in attendance at the Annual Meeting for your votes to count.
- d. Fax your Limited Proxy to 631-243-7980.

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**LIMITED PROXY**

**Villas at Doral 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 November 8, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before November 15, 2019.**

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

(1) **William Armstrong**, 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 Villas at Doral Condominium Association, Inc.**, to be held at 1:00 p.m., Eastern time, on November 15, 2019, at Marriott's Villas at Doral, (Second Floor Conference Room), 4101 NW 87<sup>th</sup> Avenue, Doral, Florida 33178, 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?

**Your Board of Directors recommends a vote “YES” for waiver or reduction of the statutory reserve annual contribution for 2019.**

**In 2019, your Reserve Maintenance Fee contribution was \$348.00 per unit week. A majority “No” Vote will result in the Reserve Maintenance Fee contribution for 2020 being \$519.91 per unit week. This represents the Fully Funded annual contribution level for 2020.**

- Yes  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 \$450 - \$500 Reserve Maintenance Fee contribution per Unit Week

B. Election of two (2) Members to the Board of Directors each to serve a two-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.

- William J. Armstrong  
 William S Hadley  
 Jorge A. Valentino  
 Fernando Vargas

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 November 8, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before November 15, 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 Villas at Doral** which is managed and administered by **Villas at Doral 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 Villas at Doral** which is managed and administered by **Villas at Doral 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