

July 23, 2018

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

Dear Marriott's Fairway Villas Owner:

The 2018 Annual Meeting of Fairway Villas at Seaview Condominium Association, Inc., will be held at 3:00 p.m., Eastern time, on September 20, 2018, at Marriott's Fairway Villas, Resort Center, 500 East Fairway Lane, Galloway, New Jersey 08205.

The purpose of the meeting is to (1) review the operations of the Association, (2) conduct any other business which may be presented at the meeting, and (3) effectuate the Transition in accordance with Article IV, Section 3(g) of the Bylaws of Fairway Villas at Seaview Condominium Association, Inc., as the Developer has determined to transfer control of the Association to the Owners, and to consider the following:

- Election of three (3) Members to the Board of Trustees to serve staggered terms, to effectuate Transition in accordance with Article IV, Section 3(g) of the Bylaws of Fairway Villas at Seaview Condominium Association, Inc.

The following Annual Meeting materials are enclosed for your review:

- **Notice of Budget Meeting**
- **Proposal** to be considered
- **Candidate Profiles** of the candidates for election to the Board of Trustees
- **Limited Proxy Submission Method**
- **Limited Proxy**

If you are unable to attend in person, you may 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 by September 13, 2018.

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. 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 your Limited Proxy or the information enclosed, please contact Dennis Nau, General Manager, by phone at 609-404-4051 or by email at Dennis.Nau@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 an 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,

Adriana Da Costa

Secretary

Fairway Villas at Seaview Condominium Association, Inc.

Notice

Fairway Villas at Seaview Condominium Association, Inc. Board of Trustees Meeting

A regular meeting of Fairway Villas at Seaview Condominium Association, Inc., Board of Trustees will be held from 8:30 a.m. – 10:30 a.m., Eastern time, on September 20, 2018, at Marriott's Fairway Villas, Resort Center, 500 East Fairway Lane, Galloway, New Jersey 08205.

The primary purpose of this meeting is to review the current year financials and the Proposed 2019 Condominium Association Operating and Reserve Budgets to establish the related maintenance fee.

Open budget discussion with Owners is scheduled from 2:00 p.m. – 3:00 p.m., on September 20, 2018.

As a member of Fairway Villas at Seaview Condominium Association, Inc., your comments and/or presence are welcome at these meetings. Any comments will be considered by the Board of Trustees prior to the Board taking formal action on the Proposed 2019 Budget.

Fairway Villas at Seaview Condominium Association, Inc.
2018 Annual Meeting

Proposal

- 1. Election of Three (3) Members to the Board of Trustees, to effectuate Transition in accordance with Article IV, Section 3(g) of the Bylaws of Fairway Villas at Seaview Condominium Association, Inc.**
(Item 2A on your Limited Proxy)

Three (3) members will be elected to the Board of Trustees to serve staggered terms , to effectuate Transition in accordance with Article IV, Section 3(g) of the Bylaws of Fairway Villas at Seaview Condominium Association, Inc. The two (2) candidates receiving the greatest number and the second greatest number of votes will each serve a three (3) year term and the candidate receiving the third greatest number of votes will serve a two (2) year term. See the Candidate Profiles for a summary of the candidates.

**Fairway Villas at Seaview Condominium Association, Inc.
2018 Annual Meeting**

Candidate Profiles

Candidates listed in alphabetical order

Name: Patricia J. Mulligan
Home: Staten Island, New York
Occupation: Teacher/Athletic Director
Comments: "Does my name sound familiar? My late husband, Donald was a very active board member until his death last year. After much thought, I decided to volunteer. Owing for 19 years, we have always used our 2 weeks. I love Fairway! I have been a school teacher for 40+ years. For the last 18, in addition to teaching, I am the St. Peter's Boys H.S. Athletic Director. I managed the installation of a football stadium, a new locker and weight facility, and renovation of the gymnasium. I have budgetary experience on an annual basis and for special projects. I believe my skills will translate well to board service. A regular visitor to Fairway, I am aware of the strengths and weaknesses of this vacation spot. I hope to follow my husband's lead in caring about the owners, the property and the management. I hope you will select me to represent our common interests."

Name: Dilip Nath
Home: Fresh Meadows, New York
Occupation: Healthcare IT Executive
Comments: "I am a lifelong resident of Queens, NY. I have the privilege to serve on many non-profit and community-based organizations including serving as VP for Flushing Heights Homeowner Association. I have been visiting Fairway Villas since its inception and have become an Owner myself since 2007. I love to be on the board and I believe I can bring value to the board."

Name: William Neiderhofer
Home: Pomona, New Jersey
Occupation: Retired, 9-1-1 Supervisor; Retired, Absecon Board of Education Member
Comments: "I'm a retired 9-1-1 Public Safety Dispatch Supervisor with more than 35 years of experience. Throughout this time, I have successfully written training programs and trained employees with consistent praise from my supervisors. More importantly, I have enhanced each departments reputation and improved the service that was provided to the public. I was elected and served 6 years on the Absecon Board of Education, serving on the Policy, Facilities and Fiscal Affairs Committees."

Limited Proxy Submission Method

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

1. 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 vote to be counted.
- d. Mail the Limited Proxy in the enclosed postage-paid envelope.

LIMITED PROXY

**Fairway Villas at Seaview Condominium Association, Inc.
2018 Annual Meeting**

Date Signed: _____

Voting Member Signature: _____

(X): _____

Voting Member Signature: _____

(X): _____

Legal Name:

Note: All owners (or the designated voting member, if applicable) must sign and date the Limited Proxy for the vote(s) to be counted. Please sign and return your Limited Proxy on or before September 13, 2018. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before September 20, 2018.

1. The above signed, as member(s) of **Fairway Villas at Seaview Condominium Association, Inc.**, (the "Association"), do hereby appoint EITHER (indicate **only one choice** by filling in the circle at (1) or (2)):

(1) **Brian Myers**, President of the Association, or any other officer or trustee of the Association 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, hereby 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 Fairway Villas at Seaview Condominium Association, Inc.**, to be held at 3:00 p.m., Eastern time, on September 20, 2018, at Marriott's Fairway Villas, Resort Center, 500 East Fairway Lane, Galloway, New Jersey 08205, except that my proxy holder's authority is limited as indicated below.

2. **AGENDA ITEM(S). (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWNG 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. Election of three (3) members to the Board of Trustees to serve staggered terms, to effectuate Transition in accordance with Article IV, Section 3(g) of the Bylaws of Fairway Villas at Seaview Condominium Association, Inc. The two (2) candidates with the first and second highest number of votes will each serve a three (3) year term and the candidate with the third highest number of votes will serve a two (2) year term. See the Candidate Profiles for a summary of the candidates. Please vote for no more than three (3) candidates. Selection of more than three (3) candidates will invalidate your vote.

- Patricia J. Mulligan
- Dilip Nath
- William Neiderhofer

3. **GENERAL POWERS NON-AGENDA ITEM(S).**

A. 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 up before the meeting and for which a general power may be used.

THIS LIMITED PROXY IS REVOCABLE BY THE MEMBER, IN ACCORDANCE WITH THE BYLAWS OF THE ASSOCIATION, 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 ELEVEN (11) MONTHS FROM APPOINTMENT.

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 Fairway Villas** which is managed and administered by **Fairway Villas at Seaview 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 Fairway Villas** which is managed and administered by **Fairway Villas at Seaview 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