

September 10, 2019

RE: Notice of Annual Meeting
Grande Vista of Orlando Condominium Association, Inc.

Dear Marriott's Grande Vista Owner:

The 2019 Annual Meeting of Grande Vista of Orlando Condominium Association, Inc., will be held at 10:00 a.m., Eastern time, on October 22, 2019, at Marriott's Grande Vista, Plaza Concordia, 5925 Avenida Vista, Orlando, Florida 32821.

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:

- **Agenda** for the meeting
- **Proposal** 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 by 11:59 p.m., Eastern time, on October 15, 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 October 15, 2019. If you submit your Limited Proxy on the Internet, please do not also mail your Limited Proxy.

If you have questions regarding submitting your Limited Proxy electronically, please contact Morrow Sodali by email at mvci.info@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 about the Annual Meeting or the information enclosed, please contact Panna Utpaul, General Manager, by phone at 407-238-6388 or by email at panna.utpaul@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 Kuzdzal

Secretary

Grande Vista of Orlando Condominium Association, Inc.

**Grande Vista of Orlando Condominium Association, Inc.
2019 Annual Meeting**

October 22, 2019 at 10:00 a.m., Eastern Time

Marriott's Grande Vista
Plaza Concordia
5925 Avenida Vista
Orlando, Florida 32821

Agenda

- Call to Order
- Election of Chairman
- Calling of Roll, Certification of Proxies, Establishment of Quorum
- Appointment of Recording Secretary
- Proof of Notice of Annual Meeting
- Approval of Agenda
- Approval of 2018 Annual Meeting Minutes
- Appointment of Inspector of Election
 - Nominations from Floor
 - Tabulations of Votes
- Board of Directors' 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

**Grande Vista of Orlando 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 fund reserves for capital improvements and deferred maintenance at statutory levels through annual contributions. 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 membership. Your Board of Directors advocates fulfilling the fully funding requirement by adjusting annual contributions on the basis of long-range cash flow projections which are developed through the use of recurring independent professional reserve studies. Should the Owners vote to approve the reduction of reserves, the reserve portion of your proposed 2020 assessment will be based on this method, resulting in a lower annual contribution than the statutory method while still maintaining positive cash flow in future years. However, without a majority vote for waiver or reduction, the statutory formula will be followed and a significant increase per unit week will be made for the 2020 fiscal year. With a majority vote FOR waiver or reduction, no additional reserve assessment to Owners is anticipated for 2020.

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 the Board of Directors each to serve a three-year term. See the Candidate Profiles for a summary of the candidates.

**Grande Vista of Orlando Condominium Association
2019 Annual Meeting**

Candidate Profiles

Candidates are listed in alphabetical order.

Name: Kenneth Gordon
Home: Furlong, Pennsylvania
Occupation: Head of Digital Media at Sanofi US
Comments: “My wife and I have been owners and enjoyed Grand Vista with our family since 1996 and have since added additional weeks to our portfolio in Aruba. We live in a HOA development and I have served as president on while on the board. I am currently on the community board working with the Mayor and Commissioners in Ventnor NJ. We enjoy spending time at Grand Vista and appreciate what has been done through the years and thank the current and previous boards for what they have done. My initial goals would be to continue to maintain association fees and increase communication. I believe my experience in finance and contracts while working at a large healthcare company coupled with board and community experience will allow me to assist the management team in continuing to make Grand Vista the outstanding resort it is. Thank you for considering me for this position.”

Name: Col. Tyra A. Harding
Home: Sanford, North Carolina
Occupation: Retired- Colonel US Army
Comments: “I am a hybrid (week/points) Marriott Vacation Club Owner. I retired in 2017 from a 25-year career in the Army. I have extensive experience in operations management, process improvement, team collaboration, and strategy development. I currently spend my time managing a diverse rental property portfolio and traveling. I have enjoyed many of the Marriott Vacation Club properties, as they are one of my favorite places to stay. As a dedicated timeshare owner, I believe my experience in the military, property management, and travel knowledge will allow me to offer unique insight that will complement the goals and objectives of the Grande Vista Board of Directors.”

Name: Lonnie Warren Meyers
Home: Bloomfield Hills, Michigan
Occupation: Program Manager - General Motors
Comments: “I am a recent Marriot Time share owner at the Grande Vista, it has been an amazing experience over these past 2 years and since I am just in my 40’s with 7 year old twin boys I think I will bring a good perspective for families and my fellow owners of my generation. I also plan to use the Grande Vista resort for the next 40+ years as well so I have a personal reason to support and ensure that we maintain the great resources, staff, and activates we have at our disposal. For my personal background my undergraduate degree from Michigan State in Supply Chain Management, my Engineering Masters from Kettering University in Lean Manufacturing along with a certificate in Emerging Technologies from Michigan University. In my career I have managed multi-million dollar budgets and lead many cross functional teams to help drive decisions for complex problem solving.”

**Grande Vista of Orlando Condominium Association
2019 Annual Meeting**

Candidate Profiles

(continued)

Name:	George Spalthoff
Home:	Williamsburg, Virginia
Occupation:	Distinguished Member of the Technical Staff at AT&T Bell Laboratories
Comments:	“I should like to continue my service on the Grande Vista Board of Directors. I currently serve as Treasurer, and member of the Finance, Refurbishment, and Legal subcommittees. During my first term, I have helped accomplish a tax relief settlement in excess of 1.2 million dollars. Through my experience with technology, operations budgets, capitol reserve budgets, and project management, I am able to assist the Board and management team with technology projects to enhance amenities and reduce labor costs, and to accomplish numerous projects while remaining within budget guidelines. I believe my primary role is to understand what owners want at Grande Vista and to foster actions that bring these items to fruition. I am conservative, and believe in spending money when necessary for those items that will keep Grande Vista at the very top of the Marriott resorts. I sincerely ask for your vote.”

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, 24 hours a day, seven days a week by the deadline of 11:59 p.m., Eastern Time, on October 15, 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 be counted.
- d. Mail the Limited Proxy in the enclosed postage-paid envelope.

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LIMITED PROXY

**Grande Vista of Orlando
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 15, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before October 22, 2019.

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

(1) **Richard Kraemer**, 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 Grande Vista of Orlando Condominium Association, Inc.**, to be held at 10:00 a.m., Eastern time, on October 22, 2019, at Marriott's Grande Vista, Plaza Concordia, 5925 Avenida Vista, Orlando, Florida 32821, 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 Proposal 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.

The State of Florida 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 membership. 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?

A majority "No" Vote will result in the Reserve Maintenance Fee contribution for 2020 being \$651.94 per unit week. This represents the Fully Funded annual contribution level for 2020. In 2019, your Reserve Maintenance Fee contribution was \$358.55 per unit week. Based on extensive and thorough ongoing review, your Board of Directors recommends a vote "YES" for waiver or reduction of the statutory reserve annual contribution 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 - \$390 Reserve Maintenance Fee contribution per Unit Week
(Recommended by your Board of Directors)
- Between \$391 - \$415 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.

- Kenneth Gordon
 Col. Tyra A. Harding
 Lonnie Warren Meyers
 George Spalthoff

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 15, 2019. Please note, however, that votes will be counted if cast in person or otherwise properly received on or before October 22, 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 Grande Vista** which is managed and administered by **Grande Vista of Orlando 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 Grande Vista** which is managed and administered by **Grande Vista of Orlando 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