

**NOTICE OF 2024 BUDGET MEETING**  
**VENTNOR H CONDOMINIUM ASSOCIATION, INC.**

To All Owners and Directors:

**NOTICE** is hereby given that there will be a BUDGET MEETING of the Association.

**DATE:** **DECEMBER 4, 2023**  
**TIME:** **6:00 PM (Immediately prior to the Annual & Organizational Meetings)**  
**PLACE:** **LE CLUB ACTIVITY ROOM A and ZOOM (instructions attached)**

**AGENDA**

1. CALL MEETING TO ORDER
2. ESTABLISH A QUORUM OF THE BOARD OF DIRECTORS
3. APPROVAL OF PRIOR YEAR BUDGET MEETING MINUTES
4. TREASURER'S REPORT
8. DISCUSSION AND/OR MOTION TO APPROVE 2024 PROPOSED BUDGET
9. MOTION TO ADJOURN THE MEETING

**NOTICE IS FURTHER GIVEN** that a 2024 proposed copy of the budget attached to this Notice (mailed 14 days in advance of the meeting) will be considered, and adopted in final form and assessments will be made and levied in accordance with the budget. Unit Owners are invited to attend this Directors' meeting and may be given an opportunity to be heard, though only the Directors may vote at this meeting for adoption of the 2024 proposed budget.

VENTNOR H CONDOMINIUM ASSOCIATION, INC

Steve Turpin, President  
Kyle Quintano, Manager

Dated: November 17, 2023

**NOTICE OF ANNUAL MEETING**  
**VENTNOR H CONDOMINIUM ASSOCIATION, INC.**

To All Owners and Directors:

**NOTICE** is hereby given that there will be an ANNUAL MEETING of Unit Owners of the Association.

**DATE:** DECEMBER 4, 2023  
**TIME:** 6:00 PM  
**PLACE:** LE CLUB ACTIVITY ROOM A and ZOOM (Instructions attached)

**AGENDA**

1. CALL MEETING TO ORDER
2. ESTABLISH A QUORUM OF MEMBERSHIP (IN PERSON AND BY PROXY)
3. APPROVAL OF PRIOR YEAR ANNUAL MEETING MINUTES
4. ELECTION/APPOINTMENT OF VENTNOR H DIRECTORS
5. MOTION TO ADJOURN THE MEETING

*Also, attached is a LIMITED PROXY FORM, which is for quorum purposes. If you do NOT expect to attend, please be sure to complete the Proxy and designate a friend or neighbor to act on your behalf, returning the completed Proxy to a Director of the Association or East Coast Maintenance & Management. The Proxy will be tallied at the meeting along with the members in attendance.*

**NOTICE IS FURTHER GIVEN** that this second annual meeting notice was mailed out 14 days in advance of the meeting with the names of owners who timely submitted their intent to run forms.

Immediately following the above-mentioned 2024 Annual Meeting, there will be an **Organizational Meeting of the Board of Directors**. At this meeting, the 2024 Board of Directors do not have titles. This meeting's purpose is for the newly seated/elected directors to nominate a fellow director to serve as President, Vice President, Treasurer, Secretary and non-officer Director position. A motion to nominate the director is seconded and this director must accept the position. After placement is established, the meeting may be adjourned. Names and Titles must then be registered on the State of Florida Annual Report.

VENTNOR H CONDOMINIUM ASSOCIATION, INC

Steve Turpin, President  
East Coast M. & M., Manager

Dated: November 17, 2023

VENTNOR H CONDOMINIUM ASSOCIATION, INC.

VOTING INSTRUCTION SHEET

Dear Unit Owner:

You have received as part of your Notice Package of Annual Meeting and Election of Directors, a Ventnor H Condo Director ballot, a COOCVE Director ballot and two (2) envelopes. It is imperative that you properly follow the instructions for voting to have your vote count in the election. Any error in the completion of the process may void your vote.

(1) Mark your ballot for the maximum number five (5) of candidates to be elected as Directors of Ventnor H Condo.

(2) Mark your ballot for the maximum number three (3) candidates to be elected as Directors of COOCVE.

(3) Fold both ballots and place them in the smaller envelope marked **Ballot**.

(4) Seal the small envelope.

(5) Place the smaller envelope into the larger envelope marked **Return Envelope**. You are to fill in your **Unit Number** and the **Voting Member** must **sign** the outside of the **Return Envelope** where indicated.

Be advised that if you own more than one unit, each unit must be voted separately with ballot(s) placed in separate envelopes. Multiple ballots in an envelope will void all ballots contained in the envelope.

VENTNOR H CONDOMINIUM ASSOCIATION, INC.

Steve Turpin, President  
East Coast Manager