

MIRA VISTA CONDOMINIUM ASSOCIATION, INC.
SECOND NOTICE OF 2026 MEMBER ANNUAL & ORGANIZATIONAL MEETING

Seating three (3) Board Seats with no election needed

Dear Owner,

On Tuesday, February 24th 2026 at 7:00 PM in the Club Room located onsite next to the pool, the Member Annual Meeting and Board Meeting will be held for the purpose of seating two (3) Directors and any other business which may lawfully be conducted. **Deborah Baluch, Michele Demisay and Darleen Kearney submitted their Intent to Run to the Association by the deadline and will be seated to the Board. They will join two other Board Members already seated.** Since there are three seats with three candidates with three Board seats available no election is required. Please find the enclosed agenda(s) for both meetings; Member Annual Meeting and Organizational Board Meeting. There is a General & Limited Proxy, along with a Voting Certificate. The Annual Meeting is an owner meeting and the Organizational Board Meeting is a Board Meeting which are being held concurrently.

QUORUM: Thirty percent (33 1/3%) of all Association members (a “quorum”) which require thirty-one (31) owners to be present in person or by proxy for business to be conducted. **If you are unable to attend this meeting it’s important to complete; then mail or email your proxy to ensure your unit is counted towards the quorum.** You may designate another owner attending the meeting, an unrelated person, or designate the Secretary of the Association as your proxy holder. If you decide later to attend the meeting in person or via zoom, you can revoke your proxy at any time. It is important when attending the meeting VIA Zoom that you are prepared to properly display your name, building, unit number in the chat box, which enables your presence to be counted towards the quorum. **If your unit is owned by a Trust, LLC or Corporation you will need to fill out a Voting Certificate designating a “real person” of the entity. This document is required to designate a “real person” as a proxy holder which would individually sign the proxy.**

Please note the following information about **PROXIES:** A proxy is for the purpose of establishing a quorum and appointing another person to vote for you if you are unable to attend the meeting. If you appoint a proxy and later decide to attend the meeting, you may withdraw your proxy when you register to attend the meeting or any time prior to the meeting. There will be a sign-up sheet at the meeting to account for those members attending in person, then we will reconcile those members attending by zoom. We sincerely hope you will be able to attend the Annual Member and Board Meeting; however, if you think you may not be able to attend it’s important to submit your proxy or voting certificate (If needed) to ensure your parcel can be counted to meet the quorum. Returning the General/Limited proxy is vital to carry the votes needed for operation of the Association for the next year.

IT’S IMPORTANT TO FILL OUT AND DELIVER YOUR PROXY JUST IN CASE YOU CANNOT ATTEND, WHICH CAN BE WITHDRAWN IF YOU DECIDE TO ATTEND IN PERSON. BELOW ARE WAYS TO DELIVER IT:

- (1) **Email copy** or photo to: manager@miravistanaples.com
- (2) **Drop off the Proxy in Person at the Black Dropbox located onsite outside the Clubroom**

Thank you for your assistance in participating in conducting the business of your Association.

BY THE ORDER OF THE MIRA VISTA CONDOMINIUM ASSN, INC.
BOARD OF DIRECTORS



MiraVista Condominium Assn., Inc.

NOTICE OF MEETINGS

In-person or via ZOOM

Join Zoom Meeting

(see last page for full Zoom instructions)

<https://us02web.zoom.us/j/87337673744?pwd=sLLm2jER15idCNvab8CKmjXcLfsJvE.1>

Meeting ID: 873 3767 3744

Passcode: 977778

Tuesday, February 24th, 2026 at 7:00PM

Location: Clubroom next to the Pool

MEMBER ANNUAL MEETING

NOTICE & AGENDA

MEMBER ANNUAL MEETING

1. Call to Order

2. Certify Quorum of members (31)

3. Proof of Notice

4. *Adopt minutes from the February 18, 2025 annual meeting*

5. Report of Officers by the President

7. Member Comments

8. SEAT; Deborah Baluch, Michele Demisay and Darleen Kearney to the Board of Directors

a. *Introduction of New Board Members*

9. Unfinished Business

10. New Business

a. *Motion to rollover surplus funds from fiscal year 2026 to fiscal year 2027*

b. *Motion to use reserve funds for emergency purposes*

c. *Motion to reduce financial reporting requirements for 2026*

11. Other business

12. Adjournment

NOTE: *Thirty-One (31) Owners are needed to added in person or by proxy to hold the meeting. It's very important to complete the limited/general proxy and sub regardless of whether you plan on attending in person.*



Mira Vista Condominium Association, Inc.

NOTICE OF MEETINGS

Tuesday, February 24th, 2026 @ 7PM

(immediately following the annual meeting)

In-person or via Zoom

(see last page for full Zoom instructions)

<https://us02web.zoom.us/j/87337673744?pwd=sLLm2jER15idCNvab8CKmjXcLfsJvE.1>

Meeting ID: 873 3767 3744

Passcode: 977778

ORGANIZATIONAL NOTICE & AGENDA

BOARD MEETING (ORGANIZATIONAL)

1. Call to Order

2. Certify Quorum

3. Proof of Notice

4. Approval of Board Minutes;

5. Owner Comments

6. Board Member Alignment;

a. Alignment of the Board; President, Vice President, Treasurer, Secretary and Director

7. Board meeting; *Discussion of Board meeting schedule for 2026; one (1) meeting quarterly pursuant FS 718; Budget, Annual & Organizational Meetings to be held in person.*

8. Other business

Discussion of Board Certification and Legal Update Requirements

Motion of appointment of Bank signatories

Motion of appointment of Board Liaison

9. New Business

10. Adjournment

MIRAVISTA CONDOMINIUM ASSOCIATION, INC.
GENERAL & LIMITED PROXY

The undersigned hereby appoints: *(Check One)*

_____ a) The Secretary of the Association or in his/her absence, any member of the Board of Directors, or

_____ b) _____ (if you check b, write in the name of the person you wish to cast your vote)

(Failure to check either "a" or "b", or if "b" is checked and failure to print name of proxyholder, shall be deemed an appointment of the Secretary of the Association or in his/her absence, any member of the Board of Directors as your proxyholder)

to act as my proxy, with full powers of substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast my ballot and to vote on any matter to come before the meeting, **including the election of Directors**, on behalf of the undersigned at the Member Annual Meeting and Organizational Board Meeting to be held on Tuesday, February 24, 2026 at 7 PM in the Clubroom, next to the pool, and any adjournment thereof. This Proxy is valid for 90 days and may be used for a future meeting if the Annual Meeting fails to meet a quorum.

Membership Votes;

The Board recommends a yes vote to the following:

1. Yes ___ No ___ I vote to roll over excess funds from fiscal year 2026 to 2027
2. Yes ___ No ___ I vote to use reserves for emergency purposes for 2026
3. Yes ___ No ___ I vote to reduce financial reporting requirements for 2026

Dated: _____, 2026.

To be signed by all owners of the home or by the owner designated as Voting Representative on a certificate signed by all owners of the home.

Property Address(s): _____

OWNER PRINT NAME

OWNER – SIGNATURE

OWNER PRINT NAME

OWNER-SIGNATURE

SUBSTITUTION OF PROXY

(To be completed only by the proxyholder, if the proxyholder is unable to attend the meeting)

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in the proxy set forth above.
(print name)

Dated: _____, 2026.

Signature of Proxyholder

EMAIL:

MIRAVISTA CONDOMINIUM ASSN., INC.

Email: manager@miravistanaples.com

MIRA VISTA CONDOMINIUM ASSOCIATION, INC.
CERTIFICATE OF APPOINTMENT OF VOTING REPRESENTATIVE

THIS IS TO CERTIFY that the undersigned, constituting all recorded owners of

_____, Naples FL 34105; located within **MIRA VISTA CONDOMINIUM**

ASSOCIATION, INC., so designate: _____

(Name of Owner or designated Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, Articles of Incorporation and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- A. Owned by John Doe and his brother, Jim Doe. Designate either Jim or John as the Voting Representative (not a third party). **Voting Certificate is not required.**
- B. Owned by Overseas, Inc., a corporation. Designate the person entitled to vote, signed by the President or Vice President of the Corporation and attested by the Secretary or Assistant Secretary of the Corporation. **Voting Certificate is required.**
- C. Owned by John Jones. **Voting Certificate is not required.**
- D. Owned by Bill and Mary Rose, husband and wife. Designate either Bill or Mary as the Voting Representative (not a third party). **Voting Certificate is not required.**

This Certificate is made pursuant to the Declaration and By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Dated: _____, 2026.

SIGNATURES FOR INDIVIDUAL OWNERS OR UNITS OWNED IN TRUST

Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____

SIGNATURES FOR CORPORATE OWNERS

Name of Corporation: _____

Signature: _____	Title: _____
Print Name: _____	

SIGNATURES FOR ENTITY OWNERS

(Partnership, Trust, Limited Liability Company or other Entity)

Name of Entity: _____

Signature: _____	Title: _____
Print Name: _____	

NOTE: *This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the property the authority, which would then sign the limited or general proxy.*

THE 2026 MIRAVISTA ANNUAL MEMBERSHIP MEETING

ZOOM INFORMATION

is inviting you to a scheduled ZOOM Meeting:

DATE/TIME: Feb 24, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at the below link:

<https://us02web.zoom.us/j/87337673744?pwd=sLLm2jER15idCNvab8CKmjXcLfsJvE.1>

Meeting ID: 873 3767 3744

Passcode: 977778

IMPORTANT NOTICE

Mira Vista Annual Meeting and owners attending via ZOOM.

To ensure authentication of owners attending by ZOOM, please note the following:

- (1) When logging on edit to display your name, building, unit number in your call box.
- (2) If you have trouble editing the call box, enter your information in the chat function of Zoom.
- (3) OR toggle the virtual hand and wait for the moderator to unmute you to identify yourself.
- (4) These measures will ensure your unit is counted towards the quorum.
- (5) These measures will enable you to participate in votes that take place at the meeting.
- (6) Meetings are for attendance by deeded owners and their proxy holders only.