

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.
FIRST NOTICE OF
ANNUAL MEETING AND ELECTION OF DIRECTORS**

TO ALL OWNERS:

On **Monday, January 11, 2021** at **10:00 A.M.** at the **Pebble Beach Villas Clubhouse, 5100 North Highway A1A, Vero Beach, FL**, the Annual Meeting of the Condominium Association will be held for the purpose of electing **THREE (3)** Directors to the Board for two year terms, voting on proposed amendments to the Pebble Beach Villas Declaration, Article of Incorporations, and Bylaws, voting on proposed and newly issued Pebble Beach Villas Rules & Regulations, and to conduct such other business as may lawfully come before the Annual Meeting of owners. No later than 30 days prior to the Annual Meeting, a second notice of the Election of Directors will be sent to all owners. This notice will specify the agenda and advise owners of other information concerning the Annual Meeting.

The purpose of this notice is to advise you of the date, time, and place of the Annual Meeting and the Election of Directors and to inform you of the process required to qualify as a candidate for that election. This notice is to also inform you of the proposed amendments to the Pebble Beach Villas Documents and Rules & Regulations.

Any owner desiring to be a candidate for the Board of Directors must give written notice to the association of his/her intentions **on or before December 2, 2020**. The attached "Notice of Intent to be a Candidate for the Board" must be used for this purpose.

Thirty (30) days prior to the date of the Annual Meeting, a slate of candidates, ballot, and all Information Sheets submitted, will be mailed to all voting members of record, as of that date.

Please submit your "Notice of Intent to be a Candidate" for the Board of Directors, and an Information Sheet if you wish, to the following address:

Pebble Beach Villas Condominium Assoc.
c/o Elliott Merrill Community Management
835 20th Place
Vero Beach, FL 32960

A majority of all Association Members (a quorum) must be present, in person or by proxy, at the meeting, in order for the business to be conducted. **IT IS THEREFORE VERY IMPORTANT** that you either attend the meeting or provide a limited proxy in order to conduct business.

BY ORDER OF THE BOARD OF DIRECTORS
PEBBLE BEACH VILLAS INC. CONDOMINIUM ASSOCIATION

**NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS OF
PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.**

Notice of Intent may be submitted along with a Candidate Information Sheet. The Candidate Information Sheet describes the candidate's background, education, qualifications as well as other factors deemed relevant about the candidate. The Information Sheet must not be larger than a one-sided page, 8 1/2 X 11 inches.

I, _____ (Please Print) hereby place my name in nomination as a candidate for the Board of Directors. I am /am not (circle one) enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained on this Information Sheet.

(Signature of Candidate)

(Unit or Apartment #)

(Please print your name as you want it to appear on the election ballot)

(Date Signed)

MAIL TO: Pebble Beach Villas Condominium
c/o Elliott Merrill Community Management
835 20th Place
Vero Beach, FL 32960
paolaa@elliottmerrill.com

Please note: Under the provisions of the Condominium Act, a person who has been convicted of a felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is not eligible for Board membership.

NOTE: THIS NOTICE OF INTENT MUST BE RECEIVED BY THE ASSOCIATION NOT LESS THAN FORTY (40) DAYS BEFORE THE ELECTION WHICH IS DECEMBER 2, 2020.

VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about PROXIES:

1. A proxy is for the purpose of appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by the owner or Voting Representative of the unit.
2. The proxy should be submitted to the Association President prior to the scheduled time of the meeting. It can be mailed in the enclosed, self-addressed, stamped envelope or hand-delivered, either by you or your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A proxy form is enclosed with this notice for your use, if needed.

Again, please be sure to mail in your proxy or attend the Annual Meeting.

Dated: November 10, 2020

BY ORDER OF THE BOARD OF DIRECTORS

PEBBLE BEACH VILLA'S, INC. CONDOMINIUM ASSOCIATION
LIMITED PROXY
ANNUAL MEETING OF MEMBERS
JANUARY 11, 2021

The undersigned, being the owner or voting representative of Unit _____ in Pebble Beach Villas, hereby appoints _____, or if I have not appointed a proxy holder in the space provided, I hereby appoint as my proxy holder, Kevin M. Kelly, the President of the Association, with full power of substitution, to attend the meeting in my place for the purpose of establishing a quorum, and to vote and act for me as I specifically instruct in reference to the below matters on behalf of Pebble Beach Villas Inc. at the Annual Meeting of Members of the Association on January 11, 2021 at 10:00 a.m. to be held in the clubhouse, or any adjournment or adjournments thereof.

Please indicate your preference by placing an "X" on the appropriate lines!

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Shall the proposed changes/modifications to the Pebble Beach Villas Articles of Incorporation, the Pebble Beach Villas Declaration of Condominium, and the Pebble Beach Villas Amended and Restated Bylaws be approved?

_____ YES _____ NO

2. Shall the newly issued and rewritten Pebble Beach Villas Rules and Regulations be approved?

_____ YES _____ NO

The undersigned ratifies and confirms any and all acts and things that the Proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, authorizes and instructs the proxy to use their best judgement on all other matters which properly come before the meeting and which a proxy may be used, and revokes all prior Proxies previously executed.

Dated this _____ day of _____, 2020

Owner or Voting Representative

THIS PROXY MUST BE COMPLETED AND SIGNED BY THE OWNER OR THE VOTING REPRESENTATIVE OF THE DESIGNATED CONDOMINIUM UNIT. The completed and signed proxy should be delivered to the designated Proxy designee OR mailed to the PBV property manager, Elliott Merrill, in the enclosed stamped envelope.

PLEASE MAIL YOUR PROXY AS SOON AS POSSIBLE – YOUR ASSOCIATION WILL BE UNABLE TO ADOPT THE NEW BYLAWS IF YOU DO NOT VOTE.

PLEASE MAIL YOUR PROXY EVEN IF YOU PLAN TO ATTEND THE MEETING IN PERSON. IF YOUR PROXY IS NOT RECEIVED, IT WILL COUNT AS A NO VOTE.