

**SECOND NOTICE OF ANNUAL MEETING
AND ELECTION OF DIRECTORS
OF THE MARINA AT THE BLUFFS CONDOMINIUM ASSOCIATION, INC.**

TO ALL MEMBERS:

On Wednesday, March 20, 2024 at 5:00 PM, at 1550 Marina Isle Way, Jupiter, FL 33477, and remotely via Zoom, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. The Board has passed a Resolution authorizing electronic voting. Members who have consented to vote online will be able to do so by following the online voting instructions provided herein.

TO JOIN MEETING VIA ZOOM:

Topic: 2024 ANNUAL MEETING

Time: Mar 20, 2024 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83769892430>

Meeting ID: 837 6989 2430

The agenda for the Annual Meeting is:

1. Appointment of Inspectors of Elections.
2. Election of Directors.
3. Calling to order by President or Chairman.
4. Appointment of Chairman of the meeting by the President or, in his absence, by a majority of the Board of Directors.
5. Calling of the roll and certifying of proxies.
6. Proof of notice of meeting or waiver of notice.
7. Reading and disposal of any unapproved minutes.
8. Reports of Officers.
9. Reports of Committees.
10. Unfinished Business.
11. New Business.
12. Adjournment.

A majority of the voting interests of the Association (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors; however, at least twenty (20%) percent of the eligible voters must cast a ballot in order to have a valid election. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a proxy** in order to conduct business other than the election of Directors.

ELECT/YES

24484199v.1 M07872/225009

Enclosed with this Notice is a ballot for the election of Directors, as well as timely submitted Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements.

Instructions for Marking and Returning Ballot for Directors. FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD-DEGREE FELONY.

1. The enclosed ballot lists all candidates who are qualified to run for the Board. There will be **three (3)** Directors elected. Please vote for no more than **three (3)** candidates by marking the ballot with an "X" on the box next to the candidate's name.
2. The ballot must be placed and sealed in the ballot envelope. The ballot envelope must then be placed and sealed in the envelope addressed to the Association and mailed to the Association's mailing address.
3. You must fill in the unit information on the outside of the envelope addressed to the Association and have an owner or the voting member appointed on the Certificate Appointing Voting Member sign his/her name.
4. The ballot must be received by the Association no later than **Wednesday, March 20, 2024**.
5. If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.
6. Alternatively, if you have consented to online voting by providing a written consent to the Association you may vote online at www.BeckerBALLOT.com using the instructions included with the notice of this meeting.

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 **general proxy** is for the purpose of establishing a quorum and appointing another person to vote for you on parliamentary procedure or other matters that do not require a limited proxy. It must be signed by the person authorized to cast the vote for the unit. Please note that you cannot vote for Directors by proxy. If you intend to vote for Directors and do not attend the Annual Meeting, you **must vote by use of the enclosed Election Ballot**.
2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **The Marina at the Bluffs Condominium Association, Inc., 1550 Marina Isle Way, Jupiter, FL 33477**, via e-mail to: barbara@marinabluffs.com, or via facsimile to: **561-627-3225**. 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. Alternatively, if you have consented to online voting by providing a written consent to the Association you may vote online at www.BeckerBALLOT.com using the instructions included with the notice of this meeting.

Please be sure to mail in your proxy and your ballot, unless you plan to attend the Annual Meeting to cast your votes in person or vote online. **DO NOT PLACE YOUR PROXY INSIDE THE BALLOT ENVELOPE AS THIS MAY COMPROMISE THE SECRECY OF YOUR BALLOT IN THE ELECTION.**

Dated: January 11, 2024.

BY ORDER OF THE BOARD OF DIRECTORS



Brooke Kruhm, Secretary

PROXY

The undersigned owner or Voting Member of Unit No. _____ in **The Marina at the Bluffs, A Condominium**, appoints (Check one):

_____ a) **Lewis Panzo, President of the Association**, on behalf of the Board of Directors, or

_____ b) _____ (if you check b, write in the name of your proxy) as my proxyholder*, with power of substitution, to attend the meeting of the members of **The Marina at the Bluffs Condominium Association, Inc.**, to be held **Wednesday, March 20, 2024 at 5:00 PM**, at **1550 Marina Isle Way, Jupiter, FL 33477** and remotely via **Zoom**, and any adjournment/recess thereof.

Dated: _____, 2024.

SIGNATURE OF OWNER OR VOTING MEMBER:

Signature: _____ Print Name: _____

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the **President** of the Association as your proxyholder.

DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____, 2024.

PROXYHOLDER

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

THE MARINA AT THE BLUFFS CONDOMINIUM ASSOCIATION, INC.

BALLOT FOR ELECTING DIRECTORS

WEDNESDAY, MARCH 20, 2024

5:00 PM

The following (in alphabetical order) have had their names placed into nomination. Vote for no more than **three (3)** candidates. If you vote for more than **three (3)** candidates, your ballot will be **invalid**.

☐ Ciolino, Peter

☐ Kruhm, Brooke

☐ Meglino, Patricia

☐ Meyer, Michele

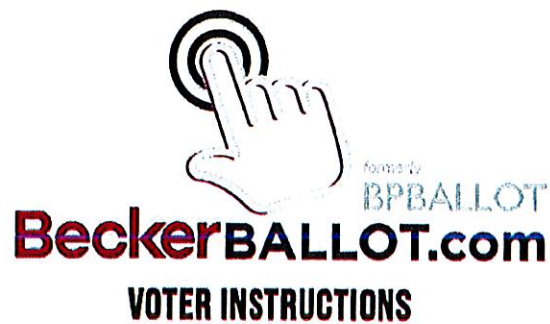
☐ Midtgard, Neil

☐ Trufolo, Santo

☐ Veltre, Armand

☐

☐



Welcome to BeckerBALLOT online voting. Please make sure your electronic voting consent form is on file with the Association and your email address on file is current.

STEP 1 - REGISTER YOUR ACCOUNT

- After your association administrator has set up a voting portal for your association, you will be invited via email to set up your account. Click on the link in the email invitation and confirm your email address and create a password.
- There may or may not be a vote available at this time

STEP 2: LOG IN AND VOTE

- During a voting period, you may login with your credentials and view any open vote on your Dashboard.
- Select **Vote**. A window will open to start the voting process.
- Select **Start** to begin.

STEP 3: SELECT YOUR VOTING CHOICES

- Answer each question on your ballot.
- If there are any **Attachments** related to a question, select the link to view.

STEP 4: SUBMIT YOUR BALLOT

- Cast your vote by selecting the **Save your votes** button.
- You will receive an email confirmation that your vote has been recorded.
- This email will include your vote specifics.

If you run into problems at any point during the online voting process, please contact BeckerBALLOT Customer Service line at 1-877-338-1110.

WATCH BeckerBALLOT Video: <https://youtu.be/QlsZYBgeZds>

www.BeckerBALLOT.com

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Peter Ciolino
501 Seafarer Circle Unit #502
Jupiter, FL 33477
Phone: (201) 686-8539
Email: golfinpete@aol.com

Objective: To secure a board position within my community utilizing over 25 years experience in military and law enforcement as well as managing rapidly evolving situations. Additionally, utilize my skill set to ensure transparency in community meetings and consistent meeting frequency while reducing unnecessary spending with organized committees.

Work Experience:

2015 – Present: *The Marina at the Bluffs*
Building Representative

- Responsible for fielding issues and concerns of the residents
- Liaison between residents and the Marina at the Bluffs property office

1978-2005 *Garfield, NJ Police Department*
Captain

- Oversee a team of 85 men and women
- Responsible for vetting and hiring new candidates and trainees
- Establish annual goals and objectives while monitoring officers performance
- Facilitate training and scheduling of all officers on duty for a 24x7 schedule
- Responsible for equipment inventory and procurement of supplies
- Ensure all budget requirements are met within allotted cost analysis and spending priorities

1/93 -- 1/2010 *American Legion, VFW, Fraternal Order of Moose, Elks*

- Active participant and member in all orders
- Held position of Trustee for Elks - 5 Years

1960 – 1964 *United States Marine Corps.*
United States Marine

- Honorable discharge from the United States Marine Corps - 1964

Relevant Skills:

- Experienced leader who works effectively and ethically
- Boaters License since 1995
- Criminal Law knowledge with strong decision making skills
- Accomplished Carpenter

RECEIVED
FEB 14 2024

BY: 

RE-ELECT BROOKE KRUHM

As a Florida Realtor for over 20 years and your current Board Secretary, it is with great pleasure that I seek re-election.

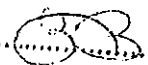
As an active realtor, I am able to keep up with what is going on in the real estate market, and what our surrounding neighborhoods are doing. I know what needs to be done to keep our 40-year-old buildings valuable and desirable.

In addition to my secretarial duties, this past term I have also implemented an alternate parking decal, for those owners who wish to have a non-identifying decal. I have been working with Florida Power and Light on updating the street poles to new LED's for brighter and safer lighting in our community and I have been researching options and possible grants for EV Charging stations for the community.

I bring a youthful perspective to the Board, stand for longevity and not just the, "quick fix" approach. I am proud to be an advocate for the unit owners and ask for your continued support.

Respectfully,

Brooke Kruhm, Secretary, Board of Directors Marina At The Bluffs

RECEIVED
FEB 13 2024
BY: ......

Patricia Meglino

Full-time resident of Marina at the Bluffs since 2019
Snow bird resident of Marina at the Bluffs several years before
Parents were original owners.

Honored to be on the Board of Directors as Treasurer for Marina at the Bluffs since January 2021.

Education:

Pace University, BS Chemistry
University of Connecticut, MS degree in Materials Science
Pace University, MBA Finance

Experience:

Research scientist - Allied Chemical - Built Clean Room for Crystal Growth
Quality Assurance manager - Airco / Oxford Airco - MRI magnets for commercial deployment and other government high technology projects
Quality Assurance - GE Aerospace - Operations - special projects
Computer Consultant - Y2K - Accounting Software implementation
Ameriprise Financial - 13 yrs licensed Financial Advisor -

Board Projects:

- Ongoing interface with MAB management, accounting , banking organizations.
- Roof replacement Assessment - completed on budget
- Milestone Building inspection and repairs - in process
- Elevator and Fire System - mandated upgrades - to be started 2/2024
- Routine activities related to Treasurer and other Board matters

PLEASE THINK OF 5 THINGS YOU LIKE ABOUT OUR COMMUNITY!

RECEIVED
JAN 30 2024

Michele M. Meyer

1001 Seafarer Circle #403

If one has been blessed with opportunities in life, one should never forget to give back, it for this reason I request this opportunity to serve on the Board for the Marina at the Bluffs Community.

My platform:

- **To augment and streamline the dissemination of information between the Board and the community.**
- **Emphasize the accountability of all members of the community, Board, staff and residents.**
- **To insure the effective use of resources both monetary and personnel wise.**

Personal Information

- **My husband, Richard and I have owned since 2007.**
- **Have 2 children a daughter and son and 7 grandchildren.**

Education:

- **Bachelor's Degree -Sociology/Education, Immaculata University, Pennsylvania**
- **Master's Degree- Long Island University, C.W. Post College**
- **New York State Master Instructor in Law Enforcement to include: Homeland Security Trainer, Mental Health Expert Trainer and many other specialized training areas.**
- **Certified as a Government Auditor in Personnel and Accounting procedures, training and issuance by the Department of Agriculture, Washington, D.C.**

Career Experience:

- **2015 to present a consultant for Beautycounter.**
- **A 27 1/2 year member of the Nassau County Police Department, Mineola, N.Y. My duties included: Street patrol officer, Document Examiner trainee, Liaison Officer between the Department and District Attorney's Office- District and County Courts, Personnel and Accounting Bureau: member of Auditing unit, Procedures and Time and Leave, Master Instructor at the Police Academy.**
- **Prior to joining the Police Department, I was a substitute teacher, worked in sales and was Treasurer for the Floral Park Girls Scout Troop**

Organizations:

- **Past President of the American Academy for Professional Law Enforcement, Nassau County, New York Chapter (AAPLE). Past Executive Board member (elected to all positions) presently on the Board of Directors.**
- **Past Treasurer of The Nassau County Association of Women Police (NCAWP).**
- **Volunteer St. Anne's R.C. Church, Garden City, NY**

STATEMENT

Bluffs Marina Board of Directors

RECEIVED
FEB 12 2024

BY:  February 9, 2024

Neil Midtgard
2301. Marina Isle Way, #106
Jupiter, FL 33477

Dear Homeowners,

If you share my growing concern for the future of our Bluffs Marina, I respectfully ask for your support for my election to our board of directors.

As an 18-year owner, I believe the Bluffs Marina remains a unique and wonderful place to live. But like many owners, I've become increasingly concerned that our neighborhood is not what it used to be. While we all enjoyed the lowest HOA fees in the area, the last few years have been marked by declining maintenance (buildings, landscaping, etc.), delayed and expensive repairs, costly special assessments and often shoddy work by contractors due to lack of proper oversight.

I believe my 40 years in building construction, safety and management – as both a local government official and private contractor – would provide the Bluffs Board with valuable hands-on experience that's needed to get the Bluffs back on track to improved operations and sound finances.

QUALIFICATIONS:

- Senior construction inspector (23 years) & code officer for the largest city in New Jersey; responsible for reviewing plans and inspecting proposed construction projects (totaling hundreds of millions of dollars) and enforcing state building requirements to ensure quality & safety
- Founder, owner & CEO of Neil Midtgard LLC, Construction Consulting LLC (40 years, now retired), a successful plumbing construction, maintenance and consulting company
- Owner, founding member & CEO (21 years) of non-profit organization (Down Neck Community Group), providing funds for children to participate in local sports
- Volunteer baseball coach (40 years) with Ironbound Little League

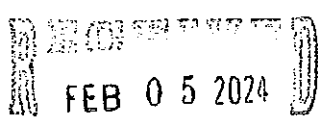
BLUFFS PRIORITIES:

- Improve communications with owners by keeping us better informed of what's going on with the board's plans, the status of ongoing work projects, planned improvements and schedules, budget, problems/issues, etc. – owners have a right to know more information.
- Improve our oversight of Bluffs contractors and work crews to ensure they perform *quality work at a reasonable price*.
- Establish realistic near- and long-term budgets to ensure reasonable quarterly HOA payments that are adequate to fund needed services – without huge, unplanned special assessments.
- Establish owner advisory committees that enable the Board and staff to tap into the knowledge of owners experienced in key areas (engineering & construction, legal, communications, etc.).

If elected, I will listen to and act on your concerns, devoting my efforts to restore our community and preserve the investment we've all made in our homes here. Thanks very much for your consideration.

Sincerely,





101/200

BY: @

SANTO (SANDY) TRUFOLO
701 Seafarer Circle Unit 206
Jupiter, Fl 33477

Objective: To obtain a position of the Marina at the Bluffs board in order to work with the other board members and residents in an effort to continue to make the Marina Bluffs a wonderful place to live.

For those who do not know me I have lived in the Bluffs since 2014. My wife and I moved here and loved the complex. After she passed away in 2019, I retired from Dentistry and remained here because it is a great place to live.

Work Experience: I was a practicing Dentist in NJ for 40 years where I maintained two large offices with a staff of almost 20. Within those 40 years I acquired experience in hiring and maintain staff, keeping the offices maintained on a budget-- with the help of a devoted staff-- as well as being responsible for *procuring and evaluating contracts from many different types of vendors, construction personel, and other services.*

In addition to treating patients and having an understanding of different personalities chairside, I have an understanding of the various aspects of construction and its components when we renovated one office from top to bottom and completed a total build out in another office.

All of this experience will be of value in dealing with the many intricate parts of the Bluffs: *dealing with staff, evaluating construction contracts, and creating ways to work with the other members of the board* to continually fine tune the community we all know and love.

I feel my work experience, leadership, and problem solving skills will be of value to the Bluffs.

RECEIVED
FEB 12 2024

RE-ELECT ARMAND VELTRE

BY: 

An owner since 2006. Military United States Navy. Retired school Teacher Neptune Township, NJ. Community volunteer 2006 to present. Building Representative from 2008 to 2023.

Board of Director from 2011 through 2015 as 1st Vice President/Treasurer and from 2021 to present as 1st Vice President.

As well as obtaining a Board Member Certification certificate I have earned over 20 continued learning certificates for Board Of Directors and Managers with a vast range of topics.

From 2021 to present, my main focus has been on property issues. Maintenance issues to budgetary constraints for our aging community. Also, as a fulltime owner, I have been instrumental in overseeing major projects, exemplified by the re-roofing of all buildings in 2021 and 2022, Milestone Building Inspections and Milestone Building Repairs, and the Bluffs Marina Seawall Replacement project, and the resulting damages to the association property, including attending all meetings to discuss solutions with the Bluffs Marina, Engineers, and Attorneys. I have always been available to assist with after-hours maintenance emergencies from simple lockouts to alarms, and leaks.

We still have a lot to accomplish with the above listed projects and I would like to remain on the Board to see them through to completion.

Respectfully,

Armand Velte, 1st Vice President MAB.