

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

TO ALL MEMBERS:

On Monday, March 31, 2025 at 5:00 PM, at 1550 Marina Isle Way, Jupiter, Florida 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.

JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/85207157381>

Meeting ID: 852 0715 7381

One tap mobile

+13052241968,,85207157381# US

+16469313860,,85207157381# US

Dial by your location

• +1 305 224 1968 US

• +1 646 931 3860 US

• +1 301 715 8592 US (Washington DC)

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• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 9128 US (San Jose)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 507 473 4847 US

Meeting ID: 852 0715 7381

Find your local number: <https://us02web.zoom.us/j/85207157381>

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.

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 **two (2)** Directors elected. Please vote for no more than **two (2)** 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 **Monday, March 31, 2025**.
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 <http://harborfla.cincwebaxis.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**, or via email to: **barbara@marinabluffs.com**. 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.

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.**

Date: 3-12-25.

BY ORDER OF THE BOARD OF DIRECTORS

Neil Midtgard
Neil Midtgard, Secretary

Brief Logon Instructions for Voting through Webaxis

1. Go to <https://harborfla.cincwebaxis.com> and log on using your username and password.
2. When you are logged on to Webaxis, find the 'Online Voting' button. Note: the below image may not contain your specific community and is only an example.

The Marina at The Bluffs Condo Assoc Inc

[Dashboard](#) [Pay Assessments](#) [Account Info](#) [Community Information](#) [Online Voting](#) [Contact Us](#)

3. Then, on the next page, click on 'Vote Now' at the bottom. This will redirect you to your account inside myHOast, the electronic voting software we are now using! If this is your first time logging on, you'll be asked to sign the terms and conditions, opt-in to receive email and opt-in for electronic voting. Then you will be able to access the electronic ballot(s)!



Click on the Vote Now button to be taken to your electronic voting account.

[Vote Now](#)

PROXY

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

_____ a) **Patricia Meglino, Treasurer** 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 **Monday, March 31, 2025 at 5:00 PM, 1550 Marina Isle Way, Jupiter, Florida 33477, and remotely via Zoom**, and any adjournment/recess thereof.

Date:_____.

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 **Treasurer** 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.

Date:_____.

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

MONDAY, MARCH 31, 2025

5:00 PM

The following (in alphabetical order) have had their names placed into nomination. Vote for no more than **two (2)** candidates. **If you vote for more than two (2) candidates, your ballot will be invalid.**

- ☐ Steven Amante
- ☐ Richard Garzon
- ☐ Michele Meyer
- ☐ Lewis Panzo

**Bluffs Marina Board of Directors Candidate / HOA Board Certified / February 2025
Full Time Resident**

Stephen Amante

601/201 Seafarer Circle, Jupiter, Florida 33477

Dear Neighbors and Friends,

Over the past year I've become concerned about the lack of oversight from our BOD in regard to the Milestone repairs and the elevator updates. There are more projects coming this year and I believe our committees should have oversight from start to finish, working along -side our Property Manager and the BOD.

It's called TEAMWORK!

- As president of an independent manufacturers' firm, I represented over 40 factories in the plumbing and heating industry. Along with four partners and over 500 active customers, I developed skills that brought factories and customers together. These skills will help me unite our community, committees, and BOD so we can all work towards a common goal of transparency and efficiency.
- Also, I had a small contracting business where I installed boilers, water heaters, lawn sprinkler systems and basic plumbing repairs.

Teamwork: Committees:

- I will work with committees and our Property Manager to oversee all current and future projects. Oversight must start on day one of the project.
- On new projects, committees will work with our Property Manager to create scope of work, interview contractors, review contracts and make recommendations to the BOD, who will have final say on all contracts.

Teamwork: Communication:

- I will meet with the committees and our Property Manager on a regular basis to review current and future projects; what do they need from BOD and what does the BOD need from them.
- Committee Chairmen will have the ability to contact me directly anytime.

Teamwork: Finances

- I will work with the Finance committee to increase our yields on the reserve accounts by using qualified safe investments.
- I will research and work on options to lower our HOA dues.

When elected, I will listen to your concerns and work with our community, committees, Property Manager, and BOD to achieve our goals, **it's called TEAMWORK!**

Sincerely,

Stephen Amante

VOTE to Re-elect Rich Garzon

Decisions Made with Honesty, Experience and Integrity!



Before moving to Florida, I worked for a beauty company for well over 35 years starting as an analyst and rising to the position of Director of Marketing. Along the way my responsibilities included everything from doing simple market analysis to managing a \$60 million product/sales budget with responsibility from product development, vendor negotiations to Mktg campaigns.

Since my arrival to this community, in 2014, my goal has been to contribute as much as possible, in any capacity, to make the MAB the best it can be. To this end, during my first years and after experiencing my first hurricane season, I decided to replace my windows to meet hurricane standards, but I wanted to do it for more than just me. So, I enlisted a couple of my neighbors, and we started researching and interviewing various vendors to get the best price. With this information in hand, we reached out to others to gauge their interest. We had 28 interested owners who joined us and got their windows upgraded and now have a safer home.

I feel fortunate that I have had the honor and pleasure of serving this community, which many of us refer to as paradise, as member of the BOD for the past three years, and as a building representative for the last 10 years.

During my tenure as a member of the Board and in collaboration with other board members and under the leadership of Lew Panzo, we have been able to make some major strides to bring this community back to its glory days after years of neglect. Here are some of the major projects that have been completed, and are a work in progress, as we continue to work to achieve this goal:

Completed or in the final stages – Elevators Modernization, upgrading of cable service to Fiber Optics for better service, Fire Panel Replacements, and upgrading of our FPL street lights for a safer community.

Work in Progress – Landscaping, Milestone building repairs, 1250 pool deck repairs and refurbishment, 1550 pool damages lawsuit, pool furniture replacement, pool bathrooms' modernization, pond fountains and pond clean up, and riprap reinforcement on coastal areas buildings, 1001-1901.

We find ourselves in unprecedented times with increases in insurance costs, assessments, and fees resulting from state law changes that require building repairs sooner than anticipated, and additional reserve funding. Definitely some challenging times. In response to these challenges, I am seeking reelection for another term, so that I may continue to work with my fellow board members to ensure continuity in the management of these projects to a successful completion.

I respectfully and humbly request your support in the upcoming election, so that I may complete the work I am yet to finish.

VOTE MICHELE MEYER

For MAB BOARD 2025



*Let's build our
community together!*

About: Michele

With a steadfast commitment to amplifying every resident's voice at Marina at the Bluffs, I am stepping forward to join the board. My portfolios enriched by over 26 years of diverse board experience-including roles as President, Vice President, Secretary and Treasurer-equips me with unparalleled expertise. Having been a part of our community for 18 years, my dedication extends beyond governance. My remarkable 28 year tenure in the police department underscores my deep commitment to safety and service. Elect me for a board member who not only understands our community's needs but is also poised to lead with experience, integrity and heartfelt dedication to making Marina at the Bluffs a place where every voice matters.

My plan is to target these areas for focus:

1. **Transparency and Communication:** Emphasizing the importance of **clear, open** communication channels between the board and the residents. Propose regular updates and forums for feedback to ensure everyone is informed and has an opportunity to voice their concerns or suggestions.
2. **Financial Stability and Transparency:** Highlight the need for responsible financial management, focusing on **maintaining or improving** the MAB financial health while ensuring transparency in how funds are allocated. I am a member of the Marina at the Bluffs Finance Committee.
3. **Community Engagement and Inclusivity:** Advocate for initiatives that foster a stronger sense of community. I will create committees that reflect the diverse interests and needs of the community.
4. **Safety and Security:** Drawing on my extensive experience in the police department, I will focus on enhancing safety and security measures within the community, including updating security protocols.
5. **Property Value Preservation and Enhancement:** Propose strategies to maintain and enhance property values, such as reviewing maintenance and design standards, investing in common area improvements, example : the pool bathrooms, the rip rap on the intracoastal by Building 10 on the island Buildings 19, 20, 21, our Seawall project with the Marina, and advocating for environmentally sustainable practices especially in our upcoming painting and landscaping projects.
6. **Efficiency and Innovation:** Suggest ways to improve the efficiency of board operations and decision making processes through the adoption of new technologies (Zoom) and streamlined procedures that can save time and resources.

RE-ELECT Lew Panzo

Leadership:

Board of Directors from September 28, 2020
Leading by listening
Logical decision maker
Negotiator
Problem solving
Overseeing and assigning projects to the board and staff.

Transparency:

Implementing Zoom communications - for the ownership so that we could have more inclusion at board meetings and a larger voice of the ownership. Conducting more open forum board meetings so that owners can voice their ideas and concerns.

Availability to the ownership- always making myself available.

Implementing weekly emails- from the association office to keep the ownership up to date on ongoing community issues. Something that was never done before.

Implementation of monthly work order reports- to the Building Representatives.

Implementation of community committees, and overseer, working directly with the MAB- Bluff Marina Special Committee on the Bluffs Marina Seawall Replacement Project.

Community Improvements:

Comcast Fiber Optics
New Roofs
Elevator Modernization
Fire Panel Replacement
Pool Refurbishment & New Pool Furniture.
Tennis /Pickel Ball Court lighting
FPL Lighting Community Upgrade
Building Painting

Community Issues:

Insurance crisis- extensive knowledge and negotiation saving hundreds of thousands of dollars for the ownership.

Budget- working from a deficit from years of underfunding. Evaluating shortfalls. Contract negotiations.

Engineering- Finding and retaining a qualified engineering firm equipped to handle an association of our size and varied needs for the association, instrumental in the oversight of The Bluffs Marina Seawall Project, the association Milestone Building Inspections and repairs, SIRS Report.

Bluffs Marina Seawall from the Town of Jupiter violations, through planning and engineering, through damages and repairs building 1301, to current damages at Pool 1550 and Assoc and lawsuit against the Bluffs Marina and their contractor, and planned continuation behind 2301-2601.