

**NOTICE AND AGENDA FOR THE 2021 ANNUAL MEETING OF THE
ESTERO BAY IMPROVEMENT ASSOCIATION, INC.**

DATE: JANUARY 12, 2021
TIME: 10:00 AM
LOCATION: Virtual Meeting via Microsoft Teams Due to Covid-19. Original location: Harbour Pointe, 4263 Bay Beach Lane, Ft. Myers Beach FL 33931

IN LIGHT OF COVID 19 AND SOCIAL DISTANCING RESTRICTIONS, THIS REGULAR, SCHEDULED, OPEN BOARD MEETING WILL BE AVAILABLE TO ALL BOARD MEMBERS AND VOTING REPRESENTATIVES VIA TEAMS VIDEO AND TO OWNERS VIA TEAMS CONFERENCE CALL. VOTING REPRESENTATIVES AND BOARD MEMBERS ONLY WILL BE ALLOWED TO ATTEND IN PERSON, MASKED AND SOCIALLY DISTANCED. OWNERS WISHING TO JOIN THE CALL ON THE "LISTEN ONLY" FUNCTION MAY DIAL +1 239-800-9186 UNITED STATES, (TOLL). THE CONFERENCE ID IS: 553 136 190# IF OWNERS HAVE A COMMENT ABOUT ANY AGENDA ITEM, PRIOR TO THE MEETING, EMAIL YOUR COMMENT OR QUESTION TO LEE ANN ROUSH LROUSH@VESTAPROPERTYSERVICES.COM IF YOU HAVE A COMMENT OR QUESTION DURING THE MEETING, SEND A TEXT TO LEE ANN ROUSH AT 239-224-0909

AGENDA

1. Call to Order
2. Roll call of condominiums/Determine quorum
3. Proof of notice of meeting or waiver of notice
4. Approval of minutes of 2020 annual meeting
5. Determination of number of Directors for 2021
6. Election of Directors
7. President's report:
8. Treasurer's report
9. Bay Beach Commons Golf Committee report
10. Member comments
11. Schedule of 2021 meetings
12. Unfinished Business:
 - a. Documents review
 - b. London Bay Grandview lease agreement renewal
 - c. Bay Beach Commons amenities
13. New Business
 - a. Results on rollover of association funds
 - b. Golf practice amenities
 - c. Gore seawall project approval
14. Member forum
15. Adjournment

**AGENDA OF THE ORGANIZATIONAL AND QUARTERLY BUSINESS MEETING OF THE
BOARD OF DIRECTORS**

1. Call Meeting to Order
2. Election of Officers
3. Unfinished Business
4. Next Board of Directors Meeting Date
5. Adjournment

PROXIES

More than 50% of all Association Members (9 Voting representatives, minimum) must be present, in person or by proxy, at the Annual Meeting, in order for a quorum to be reached so that business may be conducted. It is therefore VERY IMPORTANT that you submit the enclosed proxy or attend in person.

A proxy is not valid for a period longer than ninety (90) days after the date of the first meeting for which it is issued. A proxy is revocable at any time at the pleasure of the owner who executes it. 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 all owners of the unit. 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.

Please note, you may submit your proxy via the following methods:

- 1) Via mail
- 2) Via fax – (239) 495-1518
- 3) Via e-mail. Should you utilize this method of submission, please scan the completed proxy form and e-mail it to lroush@vestapropertyservices.com

ELECTION:

Pursuant to Florida Law, an election of Directors is required, since the number of persons wishing to run for the Board exceeds the number of seats to be filled. There are four seats available and five candidates. Expiring seats include those belonging to: Jim Domres, Jack Hockley, Ed Lombard and Dave Maiser

The following members are candidates to serve on the Board of Directors. Their notices of intent and candidate information sheets were received by the Association.

Jim Domres
Jack Hockley
Ed Keegan
Ed Lombard
Dave Maiser

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

Respectfully submitted,

Lee Ann Roush CAM, CMCA
Property Manager for the Estero Bay Improvement Association, Inc.