

Steeplechase of Naples Condominium Association, Inc.
C/o Guardian Property Management
6704 Lone Oak Blvd.
Naples, Florida 34109
Telephone: (239) 514-7432 / Fax: (239) 514-7759

2ND NOTICE
OF ANNUAL MEETING

TO ALL MEMBERS:

Notice is hereby given that The Annual Meeting of the general membership of Steeplechase of Naples Condominium Association, Inc. will be held on, **February 26, 2019 at 7:00 PM** at the Steeplechase Clubhouse. The purpose of the meeting will include any business as may lawfully be conducted. An identification of agenda items is as follows:

1. Call of the Roll and Certifying of Proxies
2. Certifying of Quorum
3. Proof of Notice of Meeting
4. Reading or Waiver of Reading of Minutes for Previous Meeting of Members
5. Election of Directors (not necessary)
6. Unfinished Business
7. New Business
 - a. Results from Proxies
 - b. Any other business to come before the Board
8. Adjournment

NOTE: If a majority of the Directors so elect, an organization meeting of the Board of Directors will be held immediately upon the adjournment of the Annual Meeting for the purpose of electing officers and such other business as may lawfully be conducted. The Directors present at the Annual Meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

A certain percentage 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. No quorum is necessary for the election of Directors. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a proxy** in order to conduct business other than the election of Directors. A proxy is enclosed for your use.

Pursuant to Florida law, an election of the Directors of this Association is not required, since the number of persons wishing to run for the Board is less than or equal to the number of vacancies to be filled. There were no intents received. Therefore the current standing board members can appoint members to fill any open seats on the board.

Dated and Mailed: January 27, 2019

Date: January 26, 2016
To: Steeplechase Residents
From: Steeplechase Building & Maintenance Committee
Subject: Maintenance of High Risk Items

Here are some common-sense things you can do in your condo for the safety and peace of mind of yourself and your neighbors.

1. Make sure your **dryer vent** is connected with flexible metal pipe and is cleaned out at least one time each year to prevent fires.
2. Install ball **shut-off valves** for your washer, dishwasher, sinks and toilets to prevent leaks and water damage.
3. Replace the **tank-to-bowl gaskets** on two-piece toilets, if you have them, to prevent leaks and water damage.
4. Test your **smoke alarms** regularly, replace the batteries annually, and replace the entire alarms when they are more than 10 years old. Consider a smoke alarm with a 10-year battery that eliminates the need for annual battery replacement, such as the Kidde i12010S. For help with this contact Building & Maintenance Committee member Randy Sparrazza (585-734-1026).
5. Inspect your roll-down **hurricane shutter** boxes and crank-holes (if you have them) at least one time each year to make sure they are water-tight.

In addition, to prevent leaks and water damage, the June 22, 2012 Amendment to the Steeplechase Declaration of Condominium requires unit owners to do the following:

6. Have your **air conditioner** inspected at least one time each year or you will be responsible to pay for all damages if it leaks.
7. Install steel-lined **hoses** for your washer, dishwasher, sinks and toilets or you will be responsible to pay for all damages if they leak.
8. Replace your **water heater** when it is 10 years old or you will be responsible to pay for all damages if it leaks.
9. Replace your **dishwasher** when it is 14 years old or you will be responsible to pay for all damages if it leaks.

If you are unable to do these things yourself, or you would like a voluntary independent inspection to find out if you may need to do them now, please talk with any Building & Maintenance Committee member.

Committee members are Galen Ausloos (348-2587), Ron Connelly (793-6729), Rick Elnes (612-242-6038), Len Hook (216-6410), John Rosenbaum (234-6017), Glenn Ruoff (302-6976) and Randy Sparrazza (585-734-1026).

On the next page is a handy log form for you to print and keep in your unit.

Maintenance Log for Unit # _____

Item	Date	Vendor (if used)	Vendor's Phone
Flexible metal vent installed on dryer			
Dryer vent cleaned annually			
Ball shut-off valves installed on washer, dishwasher, sinks and toilets			
Toilet gaskets replaced			
Smoke alarms tested			
Smoke alarm batteries replaced annually			
Smoke alarms replaced every 10 years			
Hurricane shutters inspected			
Air conditioner inspected annually			
Steel-lined hoses installed on washer, dishwasher, sinks and toilets			
Water heater replaced every 10 years			
Dishwasher replaced every 14 years			

STEEPLECHASE OF NAPLES CONDOMINIUM ASSOCIATION

Emergency Contact Form

In an effort to maintain security and safety for all our residents, the Board of Directors strongly encourages you to fill in the information requested below. This is to facilitate communication between the Association and the next of kin of our residents should a medical emergency arise or other emergency caused by accident or weather.

Your information will be kept confidential and not publicized. Only the Board of Directors and Guardian Property Management will be in possession of this information.

Please Print

Steeplechase Resident (s) name (s) _____

UNIT# _____ Pet _____

HOME TEL# _____

CELL TEL# _____

EMAIL _____

Possession of key _____

Home Watch name and number _____

Alternate (seasonal) address _____

Alternate tel # _____

EMERGENCY CONTACT: (other than person residing with you)

Name _____

Relationship _____

Tel # _____

**Please return this to the President of the Board or bring it to the Annual Meeting.
Thank you for your cooperation.**

SIGNATURE _____

DATE _____

1 January 2018

TO: Residents of Steeplechase Condominium Association
FROM: Toni Rosenbaum, President, Board of Directors

Several residents have asked me recently about our upcoming February 2019 elections for the Board. Do we have people running for the Board? What happens if there is a repeat of 2018 elections, when not enough people ran to fill vacancies?

Here is an item from the December 22, 2018 Q and A column of the Real Estate section of the Naples Daily News.

Written by John C. Goede, attorney

Attorneys at Goede, Adamczyk, DeBoest & Cross respond to questions about Florida community association law. With offices in Naples, Fort Myers, Coral Gables and Boca Raton, the firm represents community associations throughout Florida and focuses on condominium and homeowner association law, real estate law, litigation, estate planning and business law.

Q: Our election is next week and only one owner volunteered to serve on the board and we need at least three for a quorum. What do we do? *T.R., Naples*

A: If the association does not have enough directors to constitute a quorum of the board, the association can't function because the board can't act. Assuming there are absolutely no other volunteers, any member of the community can file a lawsuit to have the court appoint a receiver to effectively run the corporation.

This process is very expensive. As a result, my clients generally find volunteers once the membership is confronted with the potential cost of the receiver. If you need three for a quorum, the solo director should appoint two volunteers to establish a quorum, and then those three should try to appoint two more volunteers to fill out the board, although you would only technically need three of five directors to conduct business with a quorum.

-STEEPLECHASE OF NAPLES CONDOMINIUM ASSOCIATION, INC.

LIMITED PROXY

The undersigned owner(s), or their voting Representatives, of Condominium unit (street address) _____ unit # _____ in The Steeplechase of Naples Condominium Association, Inc. hereby appoints (check one):

_____ (A) _____ President of the Association, on behalf of the Board of Directors, or

_____ (B) _____ (If you check B, write the name of your proxy) as my Proxy holder to attend the meeting of the members of The Steeplechase of Naples Condominium Association, Inc. to be held on **February 26, 2019 at 7:00 PM at the Steeplechase Clubhouse**. The Proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution.

General Powers: (You may choose to grant general powers, limited powers or both. Check the blank immediately below this paragraph if you want your proxyholder to have general powers to vote on any issues which might come up at the meeting, for which a limited proxy is required.)

_____ I hereby authorize and instruct my Proxy to use his or her best judgement on all other matters which properly come before the meeting and for which a general power may be used.

Limited Powers: For your vote to be counted on the following issues, you must indicate your preferences in the blanks provided below:

I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matter as indicated below:

1. Should any funds in excess of the amount used for the operation of the Condominium in this fiscal year be applied to the next fiscal year's operating expense? (A yes vote will make any such funds non-taxable by the IRS under Revenue Ruling 70-604, which is recommended by the Board of Directors).

_____ IN FAVOR OF ROLLOVER _____ OPPOSED TO ROLLOVER

2. Vote to waive legal requirements to have a CPA "Compilation" financial statement for the fiscal year ending December 31, 2019 and instead have a Cash Receipt and Expenditure Statement (according to Florida Statute 718.111 (13) F.S. associations are allowed to waive the required financial statement.) The Board of Directors recommends you vote in favor to waive the Compilation.

_____ Yes to Waive Compilation _____ No

Dated: _____ Signed: _____

Unit Owner PRINTED Name: _____

Signed: _____

Unit Owner PRINTED Name: _____

DO NOT USE BELOW THIS LINE EXCEPT FOR SUBSTITUTION

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

Dated: _____ Signed: _____

Proxy PRINTED Name: _____

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 more than ninety (90) days from the date of the original meeting for which it was given. *If you do not check off (A) or you do not insert the name of your proxy holder in (B), then you will be deemed to have selected the designated Association officer/agent to be your proxy holder.

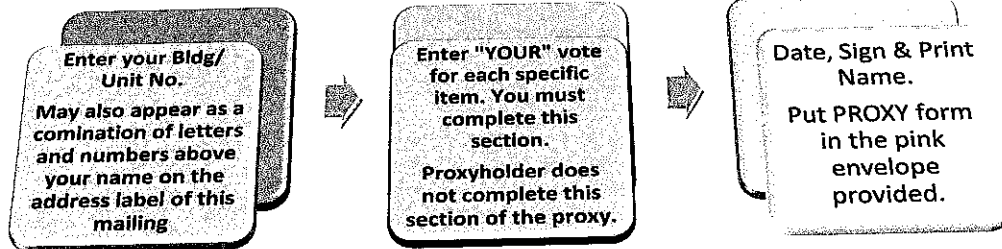
Instructions for Submitting Your Proxy

If you are unable to attend the Annual Meeting and wish to submit your proxy for the purpose of establishing the "quorum", 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 all owners of the unit or the designated voter.
2. The proxy should be submitted to the Association secretary prior to the scheduled time of the meeting. It can be mailed to the Association 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 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. Please sign and mail in the pink envelope provided. Please make sure that you vote for the items listed on your proxy. If you do not vote and leave it blank the vote is not counted and the proxy is only used to qualify for a quorum.

*Again, please be sure to mail in your proxy (in separate envelope provided) or attend the Annual Meeting.

How to fill out your proxy



LIMITED PROXY

The undersigned owner(s), or their voting Representatives, of unit (street address) _____ in (Association's Name), hereby appoints (check one):
 ___ (A) President of the Association, on behalf of the Board of Directors, or
 ___ (B) _____ (If you check B, write the name of your proxy)

As my proxy holder to attend the meeting of the members of (name of Association), to be held on (date/ time/ location), the proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution.

General Powers: (You may choose to grant general powers, limited powers or both. Check the blank immediately below this paragraph if you want your proxy holder to have general powers to vote on any issues which might come up at the meeting, for which a limited proxy is required.)
 ___ I hereby authorize and instruct my Proxy to use his or her best judgement on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS: (For your vote to be counted on the following issues, you must indicate your preferences in the blanks provided below:
 I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matter as indicated below:

1. Should any funds in excess of the amount used for the operation of the Condominium in this fiscal year's operating expenses? (A yes vote will make any such funds non-taxable by the IRS under Revenue Ruling 70-604, which is recommended by the Board of Directors.)
 _____ IN FAVOR _____ OPPOSED

2. Vote to waive legal requirements to have a CPA "Compilation" financial statement ending for the fiscal year ending December 31st, 2018 and instead have a Cash Receipt and Expenditure Statement (according to Florida Statute 718.111 (13) F.S. associations are allowed to waive required financial statement.) The Board of Directors recommends you to vote in favor to waive the Compilation.
 _____ Yes to Waive Compilation _____ No do not waive

Dated: _____
 Unit owner PRINTED Name: _____
 Signed: _____
 Unit Owner PRINTED Name: _____

DO NOT USE BELOW THIS LINE EXCEPT FOR SUBSTITUTION

The undersigned, appointed as Proxy above, does hereby designate _____ to substitute for me in the Proxy set forth above.
 Dated: _____ Signed: _____
 Proxy PRINTED Name: _____

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 more than (90) days from the date of the original meeting for which it was given.

