



December 21, 2025

To: All Grand Panama Beach Resort Condominium Association, INC. Owners

From: Lindsay Williams, CAM

Re: 2026 Annual Meeting Materials

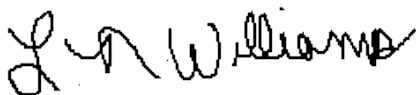
Dear Owner:

Enclosed you will find important annual meeting materials that require your immediate attention. In this packet, you will find the second notice of meeting, meeting agendas, previous annual meeting minutes, a proxy recommendation sheet, a proxy, a ballot, candidate information sheets, voters certificate, and all necessary return envelopes.

The proxy is designed to represent a record of your vote whether you attend the meeting in person or not. **It is important that you complete and return this document, as it counts toward the quorum requirement needed to conduct business** at the meeting. Regardless of how you choose to vote or whom you may designate as your representative, **this form must be signed by the units authorized voter**, in order to be considered a valid proxy. You may return all other forms besides a ballot in this envelope.

Since there are (4) four vacancies open on the Board of Directors and (6) six candidates, an election will be held. Enclosed you will find a ballot and two ballot return envelopes. Complete your ballot and place it in the **small** envelope marked ballot. Seal this envelope and place it in the **larger** envelope that has writing on the back. **Complete the blanks on this envelope, sign and seal. Do not place your proxy or any other forms into this envelope.**

I look forward to seeing you at the Annual Meeting. If you have any questions regarding the enclosed documents or the required procedures, please feel free to contact me by telephone at 850-691-0984, or email at: [Lindsay.williams@fsresidential.com](mailto:Lindsay.williams@fsresidential.com)

Sincerely, 

Lindsay Williams  
Association Manager  
Enclosures

**Grand Panama Beach Resort Condominium Association, INC.**

**SECOND NOTICE OF ANNUAL MEETING**

**NOTICE is hereby given that the Annual Meeting of the members of Grand Panama Beach Resort Condominium Association, INC. will be held at the date, hour and place noted below:**

**DATE: Tuesday, February 3, 2026**

**HOUR: 10:00AM CST**

**PLACE: 11800 Front Beach Rd. Panama City Beach, FL 32407**

**PURPOSE: Annual Membership Meeting**

**PLEASE TAKE NOTICE OF THE FOLLOWING:**

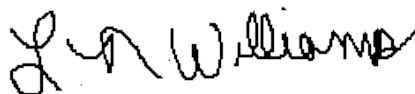
**PROXIES:** If you cannot be present at the meeting, it is important for you to designate by proxy an attorney-in-fact, so that the necessary quorum requirements can be met, and your proxy can cast your vote on the issues at the meeting. A combined general and limited proxy form is enclosed and should be completed and returned to the Association at the following address:

**Grand Panama Beach Resort Condominium Association INC.  
c/o FirstService Residential  
11800 Front Beach Rd.  
Panama City Beach, FL 32407  
Fax: (850) 622-2132  
Email: Lindsay.williams@fsresidential.com**

**WITH REGARD TO MULTIPLE UNIT OWNERS, THE PROXY FORM MUST BE SIGNED BY THE OWNER OF RECORD OR THE PERSON DESIGNATED ON THE VOTER AUTHORIZATION CERTIFICATE OF RECORD.**

- **AGENDA:** As required by law, the meeting agenda is included with this notice.
- **ELECTION OF DIRECTOR(S):** Due to the fact that there are number (4) four positions open on the Board and number (6) six candidates, an election will be held.
- **LIST OF OWNERS:** In accordance with 718.111(12)7, Florida Statutes, a complete alphabetical list of all owners with their addresses and number of votes, will be available for inspection at least 10 days before, and at, this meeting.
- **BOARD MEETING:** As required by the bylaws of this association, an organizational meeting of the Board of Directors will be held immediately following, and at the same place as the Annual Meeting of Members. As with any meeting of the Board, all unit owners are invited. As required by law, an agenda of the Board Organizational Meeting is enclosed.

**Grand Panama Beach Resort Condominium Association INC.**



**Dated: January 02, 2026**

**Lindsay Williams, Association Manager**

**Grand Panama Beach Resort Condominium Association, INC.**

**NOTICE TO ASSOCIATION MEMBERS OF**  
**ANNUAL MEETING**

**NOTICE IS HEREBY GIVEN that an Annual Meeting of the Membership of Grand Panama Beach Resort Condominium Association, INC. will be held at the following:**

**DATE: Tuesday, February 3, 2026**

**TIME: 10:00AM CST**

**PLACE: 11800 Front Beach Rd. Panama City Beach, FL 32407**

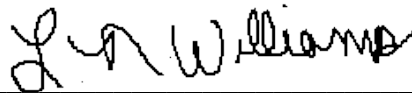
**AGENDA**

- A. Call to Order**
- B. Proof of Notice of Meeting**
- C. Establish Quorum**
- D. Disposition of Previous Years Annual Meeting Minutes**
- E. Reports of Officers**
- F. Election Results**
- G. Adjournment**

**POSTING: THIS NOTICE WITH AGENDA HAS ALSO BEEN POSTED ON THE CONDOMINIUM PROPERTY AS REQUIRED BY CHAPTER 718 OF THE FLORIDA STATUTES IN ACCORDANCE WITH THE BYLAW AND STATUTORY REQUIREMENTS.**

**Posted: January 02, 2026**

**Grand Panama Beach Resort Condominium Association, INC.**



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**Lindsay Williams, Association Manager**

# GRAND PANAMA BEACH RESORT OWNERS ASSOCIATION, INC.

## BOARD MEETING

February 16, 2025, 10:00 AM CT

Zoom Teleconference & 11800 Front Beach Road, Suite 300

### OFFICIAL MINUTES.

- A. **CALL TO ORDER:** The meeting was called to order at 10:09 AM CT by Board President, Glenn Holliday
- B. **BOARD MEMBERS PRESENT:** Glenn Holliday, Mike Harper, James Eagleson, Chuck Knoll, Ron Kimble
- C. **MAXET MANAGEMENT:** Josh Hipp, (CAM for Grand Panama), recorded the narrative overview.
- D. **PROOF OF NOTICE:** Josh Hipp (CAM) verified Proof of Notice was posted according to Florida Statutes and Association Documents and posted on the website. Both of the 1<sup>st</sup> and 2<sup>nd</sup> notices and meeting ag51endas were mailed out.
- E. **ELECTION RESULTS:** An election was held and a ballot counting committee, composed of Cerise Pearce, E. Kay McGill and Paula Hetman, tallied the votes for the 5 residential Board member positions. The votes were as follows: Chuck Knoll--132, James Eagleson – 125, Brad Coleman--115, Mike Harper--102, Mary Swann --69, Glenn Holliday – 67, Gene Bazen--51 With the highest votes, Chuck Knoll, James Eagleson, Brad Coleman, Mike Harper and Mary Swann were elected as residential Board members. The non-residential voting as counted by management was Brenda Roberts – 3, Gary Middleton 2. Brenda Roberts was appointed as the non-residential Board member with the highest number of votes.
- F. **BOARD OFFICERS:** James made a motion to nominate Mike Harper for President, Brad seconded the motion. The motion was passed by unanimous vote. Mike Harper made a motion to nominate James Eagleson as Vice President, Chuck seconded the motion. The motion was passed by unanimous vote. Mike Harper made the motion to nominate Brad Coleman as Secretary, James Eagleson seconded the motion. The motion was passed by unanimous vote. Brad Coleman made the motion to nominate Chuck Knoll as treasurer. James seconded the motion. The motion passed by unanimous vote.  
Board Officers: President--Mike Harper, Vice President--James Eagleson, Secretary--Brad Coleman, Treasurer, Chuck Knoll
- G. **ADJOURNMENT:** The meeting was adjourned at 11:13 AM CT.

415 Richard Jackson Blvd, Suite 304, Panama City Beach, FL 32407

[www.Maxet.net](http://www.Maxet.net) / 850-249-4470

Charles Knoll = CK, James Eagleson = JE, Ron Kibble = RK, Brad Coleman = BC, Mary Swann = MS, Brenda Roberts = BR, Darrell Caudill = DC

Rusty Stinson = RS, Mark Huebner = MH, Hailey Tate = HT, Gene Claseman = GC

U = Unanimous MC = Motion Carries MF= Motion failed



# **Grand Panama Beach Resort Condominium Association INC.**

## **NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS**

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of Grand Panama Beach Resort Condominium Association, INC., will be held at the following date, time, and place:

**DATE: Tuesday, February 3, 2026**

**TIME: Immediately Following the Annual Meeting**

**PLACE: 11800 Front Beach Rd. Panama City Beach, FL 32407**

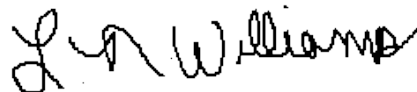
### **AGENDA**

- A. Call to Order
- B. Appoint Meeting Chairman
- C. Establish Quorum
- D. Proof of Notice of Meeting
- E. Disposition of Previous Minutes
- F. Appointment of Officers
- G. Adjournment

**POSTING: THIS NOTICE WITH AGENDA HAS ALSO BEEN POSTED ON THE CONDOMINIUM PROPERTY AT THE PLACE DESIGNATED BY RULE FOR THE POSTING OF SUCH NOTICES IN ACCORDANCE WITH THE BYLAW AND STATUTORY REQUIREMENTS.**

POSTED: January 02, 2026

Grand Panama Beach Resort Condominium Association, INC.



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Lindsay Williams, Association Manager

## Board of Directors Candidate Information Sheet

By my signature below, I hereby request that my name be placed on the Ballot for the election to occur at the Annual Meeting to be held on Tuesday, February 3, 2026. I hereby authorize distribution of the information I have provided below to all members entitled to vote at the Annual Meeting. I further attest to the truth and accuracy of the information provided.

Please Note: All the following sections are optional and may be completed in any manner that you deem appropriate. Pursuant to FL Statutes, your biographical information shall be limited to one page not larger than 8½ x 11 inches. The Board requests that you please print in black ink or type your responses. Please submit your biographical information no later than Tuesday, December 30, 2025 (35 days before the election) to:

Grand Panama Beach Resort  
c/o FirstService Residential  
11800 Front Beach Rd.  
Panama City Beach, FL 32407

or by fax at 850.622.2132  
or by email at [Lindsay.williams@fsresidential.com](mailto:Lindsay.williams@fsresidential.com)

Print Name: Phil Brogan

Date: Dec 5, 2025

Sign Name: 

City/State of Residence Panama City Beach

Owner Since and Unit Owned: \_\_\_\_\_

Oct 2022

Education Background: \_\_\_\_\_

I have a dual degree in Business Management and Accounting

Professional Organizations/Memberships: \_\_\_\_\_

I was Chamber of Commerce President and Treasurer in Fairplay, CO for 7 years. I was a founding member of the International Home Watch Alliance and served on the board for 2 years.

Why would you like to Serve on the Board of Directors? \_\_\_\_\_

I am eager to serve on our condominium's board of directors because I am deeply committed to fostering a stronger, more unified community where every owner feels heard, respected, and invested in our shared success. I believe my calm, collaborative approach and proven ability to work constructively with diverse personalities will enable me to contribute meaningfully alongside fellow board members, finding practical solutions that benefit the entire association rather than any single faction. My positive and trusting relationship with our Community Association Manager will further ensure smooth communication, efficient operations, and timely execution of board initiatives. Above all, I am excited by the bright future ahead for our community with responsible fiscal stewardship, thoughtful maintenance planning, and a renewed spirit of cooperation, we can enhance property values, improve our amenities, and create an even more enjoyable living environment for current and future residents. It would be my privilege to help lead us toward that promising horizon.

By checking this box, I authorize the Association to publish the following contact information as part of the election notice that will be provided to all members of the Association.

Telephone #: 850-730-4624

Email: Phil.Brogan.home@gmail.com

## Notice of Intent to Run: Board of Directors

**Candidate:** Henry Darrell Caudill/ Residence: Unit 2-1008 (Full-time Resident) I ask for your vote

### Candidate Statement:

I am Henry Darrell Caudill, and I am formally seeking your vote to continue serving on the Grand Panama Resort Board of Directors. Since being appointed to fill a vacancy this past fiscal year, I have worked alongside the board to navigate significant transitions and implement systems that protect our property value and improve the owner experience. As a full-time resident, I am deeply invested in the daily success and long-term security of our resort.

### Military & Professional Background

My career has been defined by discipline, leadership, and entrepreneurship:

- U.S. Navy Veteran: Served aboard the USS Dixon and USS Orion (Desert Storm). I earned two Navy Achievement Medals for excellence in recruiting and served as Lead Petty Officer, managing Print, Drafting, and Photography divisions.
- Business Ownership: Founded and operated *BF Graphics* and *Professional Concept Inc.* (Print Marketing & Advertising). After successfully selling these ventures to Jones Media Group, I spent seven years with *Cars.com*, twice earning the President's Award for top-tier sales performance.
- Current Activity: While retired from the corporate sector, I remain active in the local business community, assisting my wife, Chris, with her company, *Coastal Host Cleaning*.

### Board & HOA Experience

- Incumbent Board Member, Grand Panama Resort: Appointed this fiscal year to fill an open seat.
- Former Board Member, Hannah Brook Subdivision (Knoxville, TN): Managed annual dues collection, community communications, and neighborhood events.
- Community Partnership: Extensive experience working with Chambers of Commerce and major tourism stakeholders (Dollywood, Ripley's) on large-scale publication and marketing logistics.

### Achievements & Vision for 2026

During my current term, we have tackled major obstacles and achieved significant "wins" for the owners:

- Accountability: Revamped front desk operations to capture and secure previously lost revenue.
- Management & Security: Facilitated the transition to new management and security providers to ensure higher standards of service.
- Infrastructure: Implemented preventative maintenance systems and initiated the procurement of a new generator for Tower 1.

My Priorities for the Upcoming Term:

1. Enhanced Security: I am committed to tightening our perimeter to ensure our pools and Tiki areas remain exclusive to owners and guests.
2. Revenue Recovery: I will oversee the launch of our new registration system to eliminate unauthorized parking and facility use.
3. Positive Momentum: I aim to maintain the proactive energy of the current board to ensure Grand Panama remains a premier destination.

December 17,2025

Grand Panama Beach Resort  
c/o First Service Residential  
11800 Front Beach Road  
Panama City Beach, Florida 32407

**To Whom It May Concern:**

Please consider me for the Board of Directors Position at the Grand Panama Beach Resort HOA.

Having served in many positions that required a knowledge of city, state, federal regulations, and by-laws, my experience provides the skills and knowledge necessary to hold a Board of Directors position for Grand Panama Beach Resort. After reviewing my experiences and qualifications, I would appreciate your consideration to serve as a Board of Director for the Grand Panama Beach Resort. My experience as a Texas public school administrator, property owner and HOA Board of Director President, secretary and member, I can provide the Board of Directors fresh ideas and knowledge.

As a partner in numerous residential properties in Texas, and serving as President of the Lifts Condo HOA, I have negotiated contracts, subcontracts, engineering, legal issues and other important matters that come with the position.

As President, my work involved doing projects necessary for the maintenance and improvement of the properties. Some of these issues have included increasing dues, and in making special assessments from individual owners. Serving as secretary of several boards, additional skills and knowledge were necessary and have added additional assets.

As you can see, I have personally taken responsibility for and shared my experiences. I have served as an active member of several HOA Board of Directors. Please consider me for the position as a Board of Director member for the Grand Panama Beach Resort.

Regards,  
Lori Hunt, 214 9086599, lori.p.hunt72@gmail.com  
GP 1-1601, GP2-1201

**Qualifications**-communications with management, owners, attorneys, code compliance, city governments, and other board members. Knowledgeable concerning needs- (dues, special assessments, operating funds, and all fiduciary responsibilities, policies, and compliance to all regulations.

**Experience**

<b>1998-Current</b>	Owner, Developer, Manager Texas Residential & Commercial Real Estate	Dallas, TX
<b>2024-Current</b>	HOA BOARD, Lifts Condominiums, Board of Director- President	Angel Fire, NM
<b>2021-2023</b>	HOA BOARD, Lifts Condominiums, Board of Director- Secretary	Angel Fire, NM
<b>2022-2023</b>	HOA BOARD, Forest Hills Neighborhood Association -Secretary	Dallas, TX
<b>2012-2016</b>	HOA BOARD, Forest Hills Neighborhood Association-Secretary	Dallas, TX
<b>2000-2003</b>	Administrator, Texas Public Schools Retired	Irving, TX
<b>1991-1994</b>	HOA BOARD, Bent Tree Condominiums, Member	Dallas, TX
<b>1976-2000</b>	Texas Public Schools	Texas

## **Ron Kibble 1-1904 and 1-1303 Candidate Sheet**

### **Educational Background**

Dalton College, Dalton, GA Certified Fire Investigator 1987 Fire/Arson, Insurance Investigation, Certified Flood and Property Adjuster, International Courses and Seminars

### **Business/COA Experience**

- Grand Panama Resort Non-Residential Board Member, March 2024 to Present
- Georgia Farm Bureau: 1988-2017 (retired)—Property Adjuster, Special Investigator Fraud, Fire and Large Losses; Catastrophic Loss/Storm/Hurricane/Wind Adjuster and Certified Flood Adjuster.
- Whitfield County Fire Department, Dalton, GA: 1978-1988 Assistant Fire Chief, Fire Investigator, Volunteer Chief 1988-1996.
- Fort Oglethorpe Fire and Rescue, Ft. Oglethorpe, GA 1998-2011 Captain

### **Professional Organizations/Memberships**

- Georgia Fire Investigators Association: President 1987-1989, Georgia Fire Investigators member since 1981.
- International Association of Fire Investigators: 1982-2017
- Fort Oglethorpe Fire and Rescue/Post Volunteer Fire Department Board of Directors: 2004-2009
- Burning Bush Baptist Church, Ringgold, GA: Finance Committee 2014-2016, 2018-2020

My name is Ron Kibble, and I am seeking election to the Grand Panama Board of Directors. Leisa and I own units 1-1904 and 1-1303 and have been owners at Grand Panama since 2020. I have served as an appointed Non-Residential Board Member for the past two years.

As an appointed Non-Residential Board Member, I have been unable to fully participate in board decisions, including voting on most items. By being elected by my fellow owners, I would be able to fully utilize my experience and leadership to work for all owners and make Grand Panama the best resort on the beach.

I have been heavily involved in several critical construction and maintenance projects. We are making significant progress in addressing the issues that come with the age of our building and past neglect. I am proud that we are achieving greater financial strength and adding amenities to enhance our status as a first-class resort.

I contribute essential expertise in insurance and fire/safety regulations, which are crucial for our improvement projects. I am actively working with vendors on interviews, bids, and repairs to ensure we are spending your money wisely and securing the best possible costs. Furthermore, as a member of the commercial lease committee, I am proud to have brought forward a new lease for our restaurant and Tiki areas. This new agreement will double the revenue for Grand Panama and provide new menu options, ordering systems, and family entertainment.

I ask for your vote to continue my work as we move forward to provide financial stability, properly maintained facilities, new amenities, and commercial leases that maximize profitability for our association.

Ron Kibble  
[ronkibble1@gmail.com](mailto:ronkibble1@gmail.com)  
423-593-4660

Gary Middleton Unit 1-803 [gmiddle@comcast.net](mailto:gmiddle@comcast.net)

Experienced and dedicated professional with a strong background in commercial & financial oversight.

I've had the privilege of serving our community in several capacities – chairing the loan committee, serving on the finance committee as well as working on the commercial lease committee. In these roles, I help evaluate and structure agreements and successfully close the contract for the new restaurant with a triple net lease.

Key Skills: Property Management, Project Management, Problem-solving, Budgeting, Leases and oversight on Commercial Projects, Real Estate Investing

Dar-Mid Investment Real Estate / Partner

Gary Consulting Commercial / Owner

Gary Improvements DBA Commercial Interiors / Owner

K&G Management Company, LLC / Owner

Organization Membership – Service

Tallahassee Homeowner Association Inc

Treasurer 2017 -1018

V.P. 2018 – 2022

President 2022 – 2026

Education: Valdosta State College

National Association of Business Management

TACA Christian Academy Board Member 2018 – 2026.

## Board of Directors Candidate Information Sheet

By my signature below, I hereby request that my name be placed on the Ballot for the election to occur at the Annual Meeting to be held on Tuesday, February 3, 2026. I hereby authorize distribution of the information I have provided below to all members entitled to vote at the Annual Meeting. I further attest to the truth and accuracy of the information provided.

Please Note: All the following sections are optional and may be completed in any manner that you deem appropriate. Pursuant to FL Statutes, your biographical information shall be limited to one page not larger than 8½ x 11 inches. The Board requests that you please print in black ink or type your responses. Please submit your biographical information no later than Tuesday, December 30, 2025 (35 days before the election) to:

Grand Panama Beach Resort  
c/o FirstService Residential  
11800 Front Beach Rd.  
Panama City Beach, FL 32407

or by fax at 850.622.2132  
or by email at [Lindsay.williams@fsresidential.com](mailto:Lindsay.williams@fsresidential.com)

Print Name: Angela Swindoll

Date: December 12, 2025

Sign Name: Angela Swindoll

City/State of Residence: Batesville, Mississippi

### Owner Since & Unit Owned:

- I have owned unit 1-608 since April of 2019 with my husband Jeff

### Education Background:

- Bachelor of Science in Marketing from Delta State University, 1990
- Have owned my own businesses for 30 years. They include Swindoll Construction, LLC and Swindoll Construction & Property Management, LLC. The website for Swindoll Construction is [www.swindollconstruction.com](http://www.swindollconstruction.com).

### Personal:

- I have been married to Jeff Swindoll for 33 years
- I have lived in Mississippi my whole life
- I have 1 daughter
- I love to travel with my husband in our RV
- And I have a strong Christian faith
- I am an active member of Batesville First Methodist Church where I have served in the children's ministry, taught adult Sunday School, and am a member of Explorer's Bible Study.

### Why I would Like to Serve on the Board of Directors:

It has been an honor and privilege to serve as the assistant treasurer and serve on the budget committee for Grand Panama in 2025. I am now eager to take on a more significant role as an official member of the board. With my background in finance and commercial construction a board position will enable me to influence how our property is maintained and how our funds are allocated.

**What I can bring to Grand Panama:** I can leverage my construction and real estate experience to benefit Grand Panama by:

- Protecting our investment in the property
- Strengthening relationships within our community
- Applying my leadership and budgeting skills effectively
- Share my knowledge on commercial contracts
- Strong Understanding of building infrastructure and maintenance

My background in construction, budgeting and management equips me to promote sound financial management, ensure excellent property maintenance and enhance communication between owners and management. It would be an honor to be selected to serve on the board of Grand Panama. I respectfully ask for your vote. Have a Blessed Day.

By checking this box, I authorize the Association to publish the following contact information as part of the election notice that will be provided to all members of the Association.

Telephone #: 662-934-1020

Email: swindollconstruction@gmail.com

# OFFICIAL BALLOT 2026 BOARD ELECTION

## Grand Panama Beach Resort Condominium Association, Inc.

(For the election of full-term board members – Candidate Resumes are included herein)

INSTRUCTIONS: Do not sign or otherwise identify your name or address on this ballot. **Please vote for FOUR (4) of the SIX (6).** TO VOTE for a candidate, mark a cross (X) on the line at the RIGHT of the name of the candidate for whom you desire to vote. Write-in candidate votes are not permitted. After voting, fold and place this ballot in the **small Ballot Return Envelope**. Put the small Ballot Return Envelope in the Larger Return envelope with the **BLANKS to be filled in on the back**. **Make sure to use the Return Address Insert that says “Ballot Return Only” under the return address.**

If the association has a Voting Certificate on file for the unit, only the voter named in that Voting Certificate may vote. By law, any ballots not conforming to these instructions, or that vote for more than 5 candidates, will make this ballot invalid and disregarded. Once the association receives the ballot, it becomes irrevocable.

**Phil Brogan** \_\_\_\_\_  
**Darrell Caudill** \_\_\_\_\_  
**Lori Hunt** \_\_\_\_\_  
**Ron Kibble** \_\_\_\_\_  
**Gary Middleton** \_\_\_\_\_  
**Angela Swindoll** \_\_\_\_\_

**PLACE THIS COMPLETED BALLOT INSIDE THE SMALL ENVELOPE LABELLED “BALLOT”, THEN PLACE INSIDE THE LARGER PROXY ENVELOPE FOR MAILING.**

There are specific questions on the Proxy form included in this package, under the heading "Limited Powers." These questions may only be answered by you, the owner. No one may vote these issues for you by General Proxy. The Board of Directors would like you to know their views and recommendations on these questions, as well as why they hold these views.

- 1. If there is an excess of membership income over membership expenses for the year ending December 31, 2025, should the excess be applied against the subsequent tax year member assessments?**

**The Board recommends a "YES" vote.**

A "no" vote would result in the Association having taxable income. It should be understood that a "yes" vote might not result in an instant refund or reduction in assessments. The presence or absence of an excess will not be known until mid-November at the earliest. The budget will be long since approved, and payment coupons already sent to the owners. If, under these circumstances, there is an excess, it will be clearly identified on the Balance Sheet (issued monthly) as Prior Year's Surplus. It will be available for unforeseen expenses, and if not needed, will earn interest for your association. The Board has the right to defer refund or reduction for up to three years. If by next budget preparation time, there remains a SIGNIFICANT surplus, all or part of it may be applied to the 2020 calendar year budget.

**Reminder: Please ensure that your unit number(s) or property address is printed on your proxy, in the space provided. Please remember to sign your proxy before mailing. Thank you.**

**PROXY FORM**

**KNOW ALL PERSONS BY THESE PRESENTS:**

The undersigned authorized voting representative of association address \_\_\_\_\_ in GRAND PANAMA BEACH RESORT CONDOMINIUM OWNERS ASSOCIATION INC. hereby constitutes and appoints \_\_\_\_\_ (President, Vice-President, Secretary or Other). If left blank this General Power Proxy cannot be used in matters brought to the floor as nominee and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent, and cast votes only as I specifically instruct in reference to the following matters to come before the Annual Meeting of the GRAND PANAMA BEACH RESORT CONDOMINIUM OWNERS ASSOCIATION INC. to be held on **Tuesday, February 03, 2026** at **10:00AM CST** in the **Commercial Restaurant space located at 11800 Front Beach Rd. Panama City, Beach, Florida 32407.**

General Powers (Proxy may vote.)

\_\_\_\_\_ I hereby authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting as may be authorized by Florida Statute 718112(2)(b)2.

Limited Powers **(Proxy may not vote on the issue below. Please indicate your vote.)**

The undersigned ratify and confirm 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

- 1. If there is an excess of membership income over membership expenses for the year ending December 31, 2026, should the excess be applied against the subsequent tax year member assessments?

YES \_\_\_\_\_ NO \_\_\_\_\_

DATED: \_\_\_\_\_

=====  
Signature of Authorized Voting Representative

=====  
Printed Name of Authorized Voting Representative

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first Meeting for which it was given.)

(EXECUTE AND RETURN)

**TO:** Grand Panama Beach Resort  
c/o FirstService Residential  
11800 Front Beach Rd.  
Panama City Beach, FL 32407  
Fax: 850.622.2132  
Email: Lindsay.williams@fsresidential.com

**GRAND PANAMA BEACH RESORT CONDOMINIUM OWNERS ASSOCIATION INC.**

**VOTER AUTHORIZATION CERTIFICATE**

We, the undersigned, being all of the owners of unit \_\_\_\_\_ do hereby certify that the following (name ONE of the unit owners) is the authorized voter for the foregoing unit and shall remain such designated voter until this certificate is revoked by subsequent certificate. Please retain a copy for your records.

NAME OF AUTHORIZED VOTER \_\_\_\_\_  
(PLEASE PRINT)

PLEASE NOTE THAT THE NAME OF THE AUTHORIZED VOTER IS THE ONLY PERSON WHO IS AUTHORIZED TO VOTE FOR THE UNIT AND SIGN AT OWNER MEETINGS.

DATE THIS FORM COMPLETED \_\_\_\_\_

Select the category that describes your form of ownership and **sign** in the appropriate places:

a) We are all the natural persons who are owners of the above described lot/unit.

\_\_\_\_\_  
Owner Signature                      Owner Signature                      Owner Signature

b) We are the President or Vice-President and Secretary or Assistant Secretary of the Corporation, which owns the above described unit.

\_\_\_\_\_  
President/Vice President Signature                      Secretary/Assistant Secretary Signature

c) I am a General Partner of the general or limited partnership, which owns the above described lot/unit.

\_\_\_\_\_  
General Partner Signature

d) I am the Manager or Member of a Limited Liability Company, which owns the above described unit.

\_\_\_\_\_  
Manager/Member

e) I am the Trustee of the Trust, which owns the above described unit.

\_\_\_\_\_  
Trustee

**EXECUTE AND RETURN TO:**                      **GRAND PANAMA BEACH RESORT CONDOMINIUM OWNERS ASSOCIATION INC.**  
c/o FirstService Residential  
11800 Front Beach Rd.  
Panama City Beach, FL 32407  
Fax: 850.622.2132  
**Email:** Lindsay.williams@fsresidential.com