



December 01, 2025

To: All Grand Panama Beach Resort Owners

Re: Grand Panama Beach Resort Condominium Association INC.
Tuesday, February 03, 2026, ANNUAL MEETING

Dear Owner:

Enclosed please find IMPORTANT information and documents that may require your immediate attention for the 2026 Annual Meeting.

There are **7 total positions** on your Board of Directors; **currently 4 positions are open**, with terms commencing from the date of election. The term lengths for the open positions are as follows: **two positions are for three-year terms**, and **two positions are for one-year terms**. The two candidates with the highest number of votes will receive the three-year terms, and the next two highest will receive the one-year terms. If you are interested in becoming a candidate, please follow the procedure outlined in your First Notice of Annual Meeting. Enclosed you will find a sample of the preferred format for your candidacy sheet. This format will help maintain uniformity in regard to presentation among all candidates seeking election. The Candidacy sheets will be provided to all eligible voters, along with a ballot in the Second Notice of Annual Meeting sent to the membership.

If you have any questions, please feel free to contact me at my office: 850.691.0984 or email: Lindsay.williams@fsresidential.com

I look forward to seeing you at the Annual Meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Lindsay Williams", written over a horizontal line.

Lindsay Williams
Association Manager

**Grand Panama Beach Resort Condominium Association Inc.
NOTICE OF ANNUAL MEETING AND ELECTION OF DIRECTORS**

December 01, 2025

Dear Grand Panama Beach Resort Owner:

Please be advised that the Election of Directors of the Grand Panama Beach Resort will be held at the Association's Annual Meeting which is scheduled to occur on Tuesday, February 3, 2026 at 10:00am CST in the Commercial Space located at 11800 Front Beach Rd. Panama City Beach, FL 32407 There are (4) positions on the Board of Directors for candidates to apply.

Provided with this First Notice of Annual Meeting and Election of Directors (the "First Notice") is a Candidate Nomination Notice and a Candidate Information Sheet. A Second Notice of Annual Meeting (the "Second Notice") which shall include candidate biographies, and proxy and ballot materials, will be sent to all owners at a later date, which date will be not less than fourteen (14) days prior to the Annual Meeting.

In accordance with Florida Statutes §718.112(2)(d)(3), members seeking election to the Board of Directors of the Association must submit written notice of such intent. **If you would like to be considered for a Director position, please complete the enclosed Candidate Nomination Notice – Intent to Run Form and return it to the Association no later than 5:00 PM CDT on Thursday, December 25, 2025** (40 days prior to the Election). If we do not receive your Candidate Nomination Notice – Intent to Run Form by 5:00 PM CDT on **Thursday, December 25, 2025**, your name will not be included on the ballot.

Candidates are also encouraged to complete a Candidate Information Sheet to be included with the Second Notice. For your convenience, we have provided the enclosed Candidate Information Sheet, which meets Florida statutory requirements. You may submit this Candidate Information Sheet or one of your choosing, which shall be printed in black ink or typed; and which, in accordance with Florida Statutes §718.112(2)(d)(3), shall not be larger than one page measuring 8.5 x 11 inches. Submission of a Candidate Information Sheet is optional and shall not be required to have your name included on the ballot. However, including a Candidate Information Sheet will assist your fellow members in choosing a candidate. **Members wishing to include a Candidate Information Sheet with the Second Notice must submit their Candidate Information Sheet to the Association no later than 5:00 PM CDT on Tuesday, December 30, 2025** (35 days prior to the election).

All Candidate Nomination Notice Forms and Candidate Information Sheets must be submitted to the Association in one of the following ways:

By Mail: Grand Panama Beach Resort
FirstService Residential
11800 Front Beach Rd.
Panama City Beach, FL 32407

By Fax: 850.622.2132

By Email: lindsay.williams@fsresidential.com

Should you have any questions about this Notice or the Election or questions about serving on the Board of Directors, please contact Association Management at 850.691.0984.

By Order of the Board of Directors of Grand Panama Beach Resort Condominium Association INC.

CANDIDATE NOMINATION NOTICE – INTENT TO RUN

With my signature below, I provide notice of candidacy for election to be a director of Grand Panama Beach Resort Condominium Owners Association, INC..

Print Name of Candidate: _____

Signature of Candidate: _____

Date: _____

Owner Unit Number/s: _____

A candidate must obtain a written receipt from the Association when delivering a Candidate Nomination Notice.

Please submit this form not later than Thursday, December 25, 2025 (40 days before the election), in one of the following ways:

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

By Fax: (850) 622-2132

By Email: Lindsay.williams@fsresidential.com

Under the provisions of the Condominium Act, a person must be eligible to serve on the Board of Directors at the time of the deadline for submitting a notice of intent to run (40 days before the election).

You will not be eligible for Board Membership if any of the following apply:

- 1. In a condominium with more than 10 units, if you and a co-owner of your unit would serve on the Board at the same time unless you own more than one unit or there are not enough eligible candidates to fill the vacancies on the board;*
- 2. You were a Director who was suspended or removed by the Division;*
- 3. You are delinquent in the payment of any fees, fines, regular or special assessments;*
- 4. You were convicted of a felony in Florida or convicted of an offense in another jurisdiction that would be considered a felony in Florida (unless your civil rights have been restored for a period of no less than five (5) years as of the date of the election); and/or,*
- 5. You are a Director charged with a felony theft or embezzlement offense involving the Association's funds or property and such criminal charge is pending.*
- 6. **NOTE:** If separately submitted after a candidate's written nomination is delivered, then the Candidate Information Sheet must be returned not later than Tuesday, December 30, 2025 (35 days before the election)*

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

Print Name: _____

Date: _____

Sign Name: _____

City/State of Residence: _____

Owner Since and Unit Owned: _____

Education Background: _____

Professional Organizations/Memberships: _____

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

☐ 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 #: _____

Email: _____