



## URGENT IMMEDIATE RESPONSE REQUESTED

**Please return these via email as soon as possible, to ensure your vote counts!**

Below are instructions on how to fill out your proxies. Attached is the proxy to this mailing. Keep in mind, if the property is owned by an LLC, a partnership, or multiple owners, please make sure we have a voting certificate on file. I am happy to provide one if needed.

Should you have any questions, please feel free to contact us at 850-235-7482 or 850-814-6387.

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To ensure all votes are counted, please make sure to fill out your proxy as follows:

If you **WILL NOT BE AT THE MEETING**, leave the below portion highlighted in yellow **BLANK**, and the Association Secretary will cast your vote as designated on the proxy.

The undersigned, owner(s) or designated voter of Unit No(s). \_\_\_\_\_ of Grand Panama Beach Resort Condominium, a Condominium ("Condominium"), appoints \_\_\_\_\_ or, if no name is filled in, the Secretary of the Grand Panama Beach Resort Condominium Association, Inc., a Florida not-for-profit corporation ("Association"), as my proxy holder to attend the meeting of the members of the Association to be held at 3:00 p.m. (Central Time) on December, 27th, 2019, at the Resort Collection Association Management Office located at 495 Richard Jackson Blvd. Panama City Beach, Florida.

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Make sure to Vote Yes or No by checking **ONE** box.  
Make sure to date, print name(s) and sign.

These can be emailed back for your convenience. Please email them to LWaller@resortcollection, fax to 850-563-1028, or mail to:

Grand Panama Beach Resort COA  
495 Richard Jackson Blvd.  
Panama City Beach, FL 32407

Thank you,

**LIMITED PROXY**

The undersigned, owner(s) or designated voter of Unit No(s). \_\_\_\_\_ of Grand Panama Beach Resort Condominium, a Condominium ("Condominium"), appoints \_\_\_\_\_ or, if no name is filled in, the Secretary of the Grand Panama Beach Resort Condominium Association, Inc., a Florida not-for-profit corporation ("Association"), as my proxy holder to attend the meeting of the members of the Association to be held at 3:00 p.m. (Central Time) on December 27, 2019, at the Resort Collection Association Management Office located at 495 Richard Jackson Blvd. Panama City Beach, Florida. 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, except that proxy holder's authority is limited as indicated below.

**LIMITED POWERS.** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS INDICATED BELOW:

1. Do you authorize the pooled reserves contemplated by Section 718.112(2)(f) of the Florida Statutes be reduced to and set at \$350,000.00 for the next fiscal year in accordance with the proposed budget previously provided showing such reserve funding?

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

DATE: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE(S) OF OWNER(S) OR  
DESIGNATED VOTER

**SUBSTITUTION OF PROXY HOLDER**

The undersigned, appointed as proxy holder above, designates to substitute for me in voting the proxy set forth above.

DATE: \_\_\_\_\_  
Signature of Proxy Holder

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.

**WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSEMENTS REGARDING THOSE ITEMS.**



**TO: ALL MEMBERS**

Notice is hereby given of a Meeting of the Members of Grand Panama Beach Resort Owners Association, Inc. to be held at the following date, time, and place:

**DATE OF MEETING:** Friday, December 27<sup>th</sup>, 2019

**TIME OF MEETING:** 3:00 PM (CT)

**PLACE OF MEETING:**

Resort Collection Association Office (By Montego Bay)  
495 Richard Jackson Blvd.  
Panama City Beach, FL 32407  
(Conference Room)

**CONFERENCE CALL IN NUMBER:** (218) 339-7800 \*New Dial-In Number\*

**ACCESS CODE:** 152-0081

**AGENDA:**

**CALL MEETING TO ORDER**

**ESTABLISH A QUORUM**

**CERTIFY MEETING WAS PROPERLY NOTICED**

**OLD BUSINESS**

1. Limited Proxy Votes
  - A. Reserve Funding
  - B. Surplus Operating Funds

**ADJOURNEMENT**

\*Board of Directors Meeting immediately following the Special Owners Meeting



**TO: ALL MEMBERS**

Notice is hereby given of a Meeting of the Board of Directors of Grand Panama Beach Resort Owners Association, Inc. to be held at the following date, time, and place:

**DATE OF MEETING:** Friday, December 27<sup>th</sup>, 2019

**TIME OF MEETING:** 3:00 PM (CT) \*Immediately following the Special Owner's Meeting

**PLACE OF MEETING:**

Resort Collection Association Office (By Montego Bay)  
495 Richard Jackson Blvd.  
Panama City Beach, FL 32407  
(Conference Room)

**CONFERENCE CALL IN NUMBER:** (218) 339-7800 \*New Dial-In Number\*

**ACCESS CODE:** 152-0081

**AGENDA:**

**CALL MEETING TO ORDER**

**ESTABLISH A QUORUM**

**CERTIFY MEETING WAS PROPERLY NOTICED**

**READING AND DISPOSING OF PREVIOUS MEETING MINUTES**

**NEW BUSINESS**

1. Ratify 2020 Budget

**ADJOURNEMENT**

# GRAND PANAMA ASSOCIATION

## 2020 PROPOSED OPERING BUDGETS

	2020 PROPOSED OPTION 1	2020 PROPOSED OPTION 2	2019 OPERATING
ASSESSMENT INCOME	2,022,820	2,151,820	2,022,620
BEACH SERVICE CONTRACT	50,000	50,000	35,000
MISCELLANEOUS	-	-	3,500
<b>TOTAL REVENUE</b>	<b>2,072,820</b>	<b>2,201,820</b>	<b>2,061,320</b>
SALARIES & WAGES	411,407	411,407	344,775
ACCOUNTING	6,500	6,500	13,500
ADMIN EXPENSES	16,354	16,354	15,022
BANK FEES & CC CHARGES	-	-	-
ANNUAL OWNERS MEETING	300	300	300
BAD DEBT	5,000	5,000	5,000
DEPRECIATION	-	-	2,380
DOT SURETY BOND	875	875	500
INSURANCE	306,778	306,778	247,449
LANDSCAPE	20,500	20,500	29,443
LEGAL FEES	12,241	12,241	5,000
LICENSES / FEES	2,386	2,386	2,439
MANAGEMENT FEES	133,350	133,350	127,000
PEST CONTROL	6,224	6,224	5,772
R & M BLDG	85,000	85,000	90,000
R & M ELEVATOR	41,431	41,431	31,500
R & M EQUIPMENT	5,000	5,000	5,000
R & M FIRE SYSTEM	22,022	22,022	35,000
R & M PARKING GARAGE	5,054	5,054	6,500
R & M POOL	36,686	36,686	36,686
R & M FITNESS CENTER	3,195	3,195	6,455
SECURITY	148,470	148,470	176,675
SECURITY PASS REIMBURSEMENTS	(172,764)	(172,764)	(150,000)
STATE CONDO FEES	1,196	1,196	1,196
SUPPLIES / TOOLS	5,000	5,000	-
UNIFORMS	2,500	2,500	2,500
UTILITIES - TELEPHONE	8,650	8,650	17,295
UTILITIES - CABLE	86,646	86,646	108,190
UTILITIES - WIFI	71,262	71,262	-
UTILITIES - ELECTRIC	137,799	137,799	139,765
UTILITIES - GAS	19,567	19,567	17,643
UTILITIES - GARBAGE	64,986	64,986	63,250
UTILITIES - WATER / SEWAGE	208,335	208,335	196,086
NON RECURRING EXPENSES	20,869	20,869	-
REPLACEMENT RESERVES	350,000	479,000	479,000
<b>TOTAL EXPENSE</b>	<b>2,072,820</b>	<b>2,201,820</b>	<b>2,061,320</b>

UNIT TYPE	2020 MONTHLY ASMT OPTION 1	2020 MONTHLY ASMT OPTION 2	2019 MONTHLY ASMT
<b>T1</b>			
C & D	\$ 516.95	\$ 549.91	\$ 516.95
E & F	\$ 651.76	\$ 693.33	\$ 651.76
G	\$ 872.66	\$ 928.31	\$ 872.66
F	\$ 1,011.12	\$ 1,075.60	\$ 1,011.12
<b>T2</b>			
B	\$ 411.28	\$ 437.51	\$ 411.28
D	\$ 516.95	\$ 549.91	\$ 516.95
E & F	\$ 664.06	\$ 706.41	\$ 664.06
G	\$ 873.11	\$ 928.79	\$ 873.11
H	\$ 1,032.07	\$ 1,097.89	\$ 1,032.07
<b>COMMERCIAL</b>			
TIKI 1	\$ 178.54	\$ 189.93	\$ 178.54
TIKI 2	\$ 88.81	\$ 94.48	\$ 88.81
PM	\$ 116.14	\$ 123.55	\$ 116.14
RETAIL 1	\$ 919.57	\$ 978.21	\$ 919.57
RETAIL 2	\$ 1,196.49	\$ 1,272.79	\$ 1,196.49
RETAIL 3	\$ 894.52	\$ 951.57	\$ 894.52



