

**CHELSEA BAYVIEW
CONDOMINIUM ASSOCIATION, INC.
1913 S. Ocean Drive, Office
Hallandale Beach, FL 33009**

SECOND NOTICE OF ANNUAL MEETING & ELECTION

TO ALL MEMBERS:

On January 8, 2024 at 7:00 p.m., in the Association's 5th Floor Meeting Room, 1913 S. Ocean Drive, Hallandale Beach, FL 33009 the Annual Meeting of the Membership of Chelsea Bayview Condominium Association, Inc., will be held to elect members to the Board of Directors and to conduct all business as may be lawfully conducted.

AGENDA

The following is the agenda for the Annual Meeting:

1. Call to Order;
2. Proof of Notice of Meeting or Waiver of Notice;
3. Establishment of a Quorum;
4. Reading and Approval of Any Unapproved Minutes;
5. Election of Directors;
6. Old Business;
7. New Business;
8. Adjournment.

Immediately following the Membership Meeting, the Board of Directors will hold an Organizational Meeting.

ORGANIZATIONAL MEETING AGENDA

1. Call to Order & Proof of Notice;
2. Calling of Roll and Certifying Quorum;
3. Election of Officers;
4. Adjournment.

Enclosed are the candidate information sheets and the official ballot for the election of the Board of Directors. You may vote only for those candidates listed on the ballot. You may cast your vote in one of the following ways:

- a. Mark your ballot, and insert the ballot into the smaller, unmarked ballot envelope and seal that envelope. Then insert the sealed ballot envelope into the larger return envelope and seal the larger outer envelope. You must fill in the appropriate information on the exterior of the outer envelope including providing your name, unit number, and signature. The Association will not accept any outer ballot envelopes which are not signed. After completing the above process, mail or hand deliver the envelopes to the Association; or bring your envelopes to the Annual Meeting; or

- b. Visit the meeting room, complete a ballot form, and cast your vote in accordance with the above procedure prior to the start of the meeting.

All ballots must be received by the Association before the first outer ballot envelope is opened at the Annual Meeting. No ballots will be accepted after the first outer envelope is opened at the Annual Meeting.

A majority of the Members must be present at the Annual Meeting, in person or by proxy, to constitute a quorum. If a quorum is in attendance, the Association will conduct all business scheduled for the Annual Meeting. If a quorum is not present, only the Board of Directors will be elected, provided the Association receives ballots from at least twenty percent (20%) of the Members.

Also enclosed with this Notice is a proxy form. The proxy is for the purpose of appointing another person to attend the meeting for you and to assist in establishing a quorum; **however, the proxy has no authority to vote at the election for the Board of Directors.** If you are unable to attend the Meeting, please submit your proxy, in addition to your separate ballot, so that a quorum can be established. Do not insert the proxy with your ballot envelope. Please return the proxy separate from your ballot envelopes.

Dated 12/18, 2023

ON BEHALF OF THE BOARD OF DIRECTORS

A handwritten signature in cursive script, appearing to read "G. Martinez", is written over a horizontal line.

Name: Gilbert Martinez

Title: LCAM

PROXY

Know All Men by These Presents: The undersigned, owners or designated voter of the unit _____ at **Chelsea Bayview Condominium Association, Inc.** appoints:

(CHECK ONE)

a) the **Secretary** of the Association, on behalf of the Board of Directors, or

b) _____ (If you check b, write the name of your proxy) as my proxyholder* to attend the meeting of the members of Chelsea Bayview Condominium Association, Inc. to be held on January 8, 2024, at 7:00 p.m. in the Association's 5th Floor Meeting Room, 1913 S. Ocean Drive, Hallandale Beach, FL 33009. The proxy holder named above has authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used. **This proxy shall not be used for the voting of any ballot for election of directors.**

Dated: _____, 20_____

SIGNATURE OF OWNER/DESIGNATED VOTING MEMBER

PRINT NAME

*failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the Secretary of the Association as your proxyholder.

DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substituted proxyholder.

SUBSTITUTION OF PROXY

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

Dated: _____, 20_____

PROXYHOLDER

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.

**BALLOT FOR ELECTION OF BOARD OF DIRECTORS OF
CHELSEA BAYVIEW CONDOMINIUM ASSOCIATION, INC**

You may vote for a maximum of five (5) candidates to be elected to the Board of Directors. If you vote for more than five (5) candidates, your ballot will be invalid.

- | | |
|-------------------------------|--------------------------|
| Rita Di Cicco | <input type="checkbox"/> |
| Joel Craig | <input type="checkbox"/> |
| Jeannette Cruz | <input type="checkbox"/> |
| Christina Primiano Divittorio | <input type="checkbox"/> |
| Luciana Neveleff | <input type="checkbox"/> |
| Mario Oundjian | <input type="checkbox"/> |
| Carmen Parada | <input type="checkbox"/> |
| Viviana Santini | <input type="checkbox"/> |
| Daniela Verrico | <input type="checkbox"/> |
| Arthur "Butch" Vogelsang | <input type="checkbox"/> |

Chelsea Bayview Condominium Association – 2024 Board Members Election

January 8, 2024



Rita Di Cicco

Unit 311



I work at Hewlett Packard and have lived at Chelsea Bayview for over 23 years.

Like many owners, I am very pleased to see how the present Board has advanced on the 40 years re-certification and the multiple renovations to improve and modernize our building.

For the successful completion of those projects, it is essential that we help and collaborate as a team for the community pooling in the same direction. In my case, I'd like to help as a member of the Board. I am fully committed to work for the community of the Chelsea Bayview.

I am asking for your support and votes, to become part of the Board. Thank you very much.

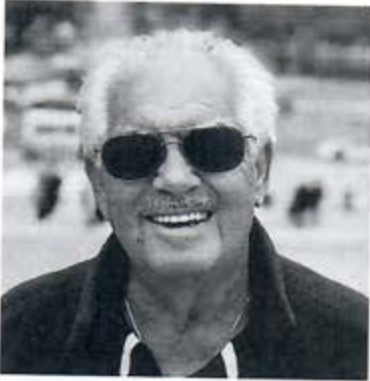
Trabajo en Hewlett Packard y he vivido en Chelsea Bayview durante más de 23 años.

Como muchos propietarios, me alegra mucho ver cómo la actual Junta ha avanzado en la recertificación de los 40 años y las múltiples renovaciones para mejorar y modernizar nuestro edificio.

Para la finalización exitosa de dichos proyectos, es fundamental que ayudemos y colaboremos como equipo para que la comunidad vaya en una misma dirección. En mi caso me gustaría ayudar como miembro de la Junta. Estoy totalmente comprometida a trabajar para la comunidad de Chelsea Bayview.

Les pido su apoyo y votos, para formar parte de la Junta. Muchas gracias.

JOEL CRAIG



My name is Joel Craig and I am pleased to once again place my name in nomination as a candidate for the Board of Chelsea Bayview. Many of you know me and my wife, Susanna, from "pool-side" or from our *many* years of living here. This has been our primary, full-time home for years. We have a deep affection for our home and have always felt that Chelsea Bayview is a small jewel of a building.

The intensive work we have put in over the last few years has resulted in our proceeding to our 40-year certification in an orderly manner. We have recovered Chelsea from a serious financial situation, executed improvements to the property at the same time, and are bringing the certification process to its final stages by obtaining financial support despite the difficult situation.

I welcome all of our many new residents to our building and urge you all to get more involved. Come to the meetings, check the website regularly (all the information is there) and vote. After all, it is *your* home and *your* money that is being spent. We are mostly all good neighbors here and this is OUR building and home. Let's hear *your* opinions. I feel strongly about that.

I pledge to you to help make our building the best that it can be, continuing to serve the owners to the best of my capacity in concert with the rest of the Board members.

I ask you for your vote as one of *your* representatives on our Board.

Mi nombre es Joel Craig y me complace colocar mi nombre una vez más en la nominación como candidato para la Junta de Chelsea Bayview. Muchos de ustedes nos conocen a mí y a mi esposa, Susanna, de "al lado de la piscina" o de nuestros muchos años viviendo aquí. Este ha sido nuestro hogar principal de tiempo completo durante años. Tenemos un profundo afecto por nuestro hogar y siempre hemos sentido que Chelsea Bayview es una pequeña joya de edificio.

El intenso trabajo que hemos realizado en los últimos años ha dado como resultado que procedamos a nuestra certificación de 40 años de manera ordenada. Hemos recuperado a Chelsea de una situación financiera grave, al mismo tiempo ejecutamos mejoras en la propiedad y estamos llevando el proceso de certificación a sus etapas finales al obtener apoyo financiero a pesar de la difícil situación.w

Doy la bienvenida a todos nuestros nuevos residentes a nuestro edificio y los invitamos a todos a involucrarse más. Vengan a las reuniones, consulte el sitio web regularmente (toda la información está allí) y vote. Después de todo, es su hogar y su dinero lo que se gasta. La mayoría de nosotros somos buenos vecinos aquí y este es NUESTRO edificio y hogar. Escuchemos sus opiniones. Lo siento fuertemente por eso.

Me comprometo a ayudar a que nuestro edificio sea lo mejor posible, continuando sirviendo a los propietarios lo mejor que pueda en concierto con el resto de los miembros de la Junta.

Le pido su voto como uno de sus representantes en nuestra Junta.

Chelsea Bayview Condominium Association – 2024 Board Members Election

January 8, 2024



Jeannette Cruz

Unit 127



As Vice-President of your present Board, I am asking once again, for your support and votes, to continue our work for the Chelsea Bayview Condominium.

I actively contributed to the intensive work realized this year for the 40 years recertification and multiple renovations to our building. There is significant amount of work to be complete next year for the re-certification, and your vote will help the Association to achieve this objective.

We achieved all of that and approved the 2023-2024 Budget without increasing the Condominium fees.

In addition, I have worked tirelessly to promote the lines of communication with the owners of this community contributing to an ever increasingly peaceful and friendly environment we can all enjoy in our community today.

I commit to continue working hard for our community, serving the owners as best as I can, for the benefit of us all.

The support through your vote would be appreciated. Thank you very much.

Como parte de su actual Junta Directiva, les pido una vez más su apoyo y votos para continuar nuestro trabajo para el Condominio Chelsea Bayview.

Contribuí activamente al intenso trabajo realizado este año para la recertificación de los 40 años y las múltiples renovaciones de nuestro edificio. Todavía queda una cantidad significativa de trabajo por completar el próximo año para la recertificación, y su voto ayudará a la Asociación a lograr este objetivo.

Todo eso lo logramos y aprobamos el Presupuesto 2023-2024 sin aumentar las cuotas del Condominio.

Además, he trabajado incansablemente para promover las líneas de comunicación con los propietarios de esta comunidad contribuyendo a un ambiente cada vez más pacífico y amigable que todos podemos disfrutar hoy en nuestra comunidad.

Me comprometo a seguir trabajando duro por nuestra comunidad, sirviendo a los propietarios lo mejor que pueda, para el beneficio de todos nosotros.

Se agradecería el apoyo a través de su voto. Muchas gracias.

December 4, 2023

Chelsea Bayview Condos
apt.209

Dear Residents of Chelsea Bayview:

Allow me to take this opportunity to tell you a little about myself and qualifications to serve on our Board.

Moving to Chelsea Bayview from NYC in 2004, residing in apt 209 was an exciting year for me! Living across from the beach, enjoying wonderful weather, and having great neighbors.

Prior to my move , I managed Aurora Diesel Trucks, with background knowledge of accounts Payables, and receivables , payroll and all responsibilities of a business as needed. I then entered the HealthCare arena, completing a 20 year career as a Health Care Administrator from Mount Sinai Hospital. There I gained a strong knowledge of managing multi million dollar budgets, with excellent operational , and managerial skills.

After settling into my new life in Florida, I secured a position at Aventura Hospital, as an Emergency Department Coordinator. At present, I am proud to be a 19 year veteran flight attendant for Southwest Airlines, with excellent customer service skills.

I would love the opportunity to apply my skills for the betterment and future of our building.

Yours truly

Christina Primiano-DiVittorio Apt 209

Chelsea Bayview Condominium Association – 2024 Board Members Election

January 8, 2024



Mario Oundjian

Unit 405



As part of your present Board, I am asking once again, for your support and votes, to continue our work for the Chelsea Bayview Condominium.

In 2023 my main role was to support the Board on the renovation projects. There is still quite a bit to be done next year for the modernization of our building and we need continuity to successfully complete the work.

Alongside with my fellow Board members, I am fully committed to work for the completion of the re-certification and the renovations projects, serving the owners as best as I can.

I would really appreciate your support through your vote. Thank you very much.

Como parte de su actual Junta Directiva, les pido una vez más su apoyo y votos para continuar nuestro trabajo para el Condominio Chelsea Bayview.

En 2023 mi función principal fue apoyar a la Junta en los proyectos de renovación. Todavía queda mucho por hacer el próximo año para la modernización de nuestro edificio y necesitamos continuidad para completar con éxito el trabajo.

Junto con mis compañeros de la Junta, estoy totalmente comprometido a trabajar para completar la recertificación y los proyectos de renovación, sirviendo a los propietarios lo mejor que pueda.

Realmente agradecería su apoyo a través de su voto. Muchas gracias.

Carmen Parada
Retired Registered ICU Nurse
Bilingual speaker (English and Spanish)
Apartment #430

I have been a resident and homeowner at Chelsea Bayview for 30+ years and it saddens me to bear witness to the deterioration of our building. I am a wife and mother of 3 beautiful children and a proud grandmother of 5 boys. I recently retired from my position as a Registered Nurse (RN) in the Intensive Care Unit at Staten Island University Hospital. While my career has been challenging and rewarding, the rewards have always far outweighed any challenge set before me. I spent over 20 years advocating for all my patients when their voices could not be heard and as a bilingual nurse who speaks fluently in English and Spanish, this proficiency proved to be essential and lifesaving. Throughout my career I have acted as both caretaker and family member to those in need. My profession has allowed me to become an excellent time manager and organizer. I am an expert at realizing where my skills sets are most beneficial and serving people has always been my life journey both at home and as an RN. For this reason, I believe that I would be an excellent candidate to represent the homeowners of Chelsea Bayview.

I am applying to be a part of the board and therefore a part of the solution. I want to work side by side with management to fix the many issues. I would like to create an environment of transparency as it relates to the building by keeping all the residents updated monthly.

To keep our community happy and healthy, I want to safeguard all budgeting goals and provide a transparent plan so that residents can clearly understand any improvements that are made within our property. The Board needs fresh and new ideas to resolve the many revolving issues. Every decision, financial or otherwise, should be made with our future in mind. With the future in mind, I will ensure that the right decisions for you and our community are met and made in a timely and transparent fashion.

Chelsea Bayview Condominium Association – 2024 Board Members Election

January 8, 2024



Viviana Santini

Unit 427



As part of your present Board, I am asking once again, for your support and votes, to continue our work for the Chelsea Bayview Condominium.

As Secretary of the Board, I worked supporting the Board on the 40 years recertification and multiple renovations to our building. There is still quite a bit to be done next year and we need continuity to successfully complete the work.

I have also worked on the promotion of the lines of communication with the owners of this community. This has contributed to the peaceful and friendly environment we can all enjoy in our community today.

In addition, I supported the Administration and Accountants to clear out all the financial issues the owners had with the HOA and assessment payments.

My commitment is to complete the recertification and the renovations projects to modernize the building and to continue working for our community, serving the owners as best as I can.

I would really appreciate your support through your vote. Thank you very much.

Como parte de su actual Junta Directiva, les pido una vez más su apoyo y votos para continuar nuestro trabajo para el Condominio Chelsea Bayview.

Como Secretaria de la Junta, trabajé apoyando a la Junta en los 40 años de recertificación y múltiples renovaciones de nuestro edificio. Todavía queda mucho por hacer el año que viene y necesitamos continuidad para completar con éxito el trabajo.

También he trabajado intensamente en la promoción de las líneas de comunicación con los propietarios de esta comunidad. Esto ha contribuido al ambiente pacífico y amigable que todos podemos disfrutar hoy en nuestra comunidad.

Además, apoyé a la Administración y a los Contadores para aclarar las cuentas financieras de los propietarios con la Asociación de Propietarios y los pagos de las mejoras.

Mi compromiso es completar la recertificación y los proyectos de renovación para modernizar el edificio y continuar trabajando para nuestra comunidad, sirviendo a los propietarios lo mejor que pueda.

Realmente agradecería su apoyo a través de su voto. Muchas gracias.

November 27th, 2023

Dear Owners of Chelsea Bay View,

My name is Daniela Verrico and I would like to express my intent to run for the Board of Directors.

I have been living in our building since 2004 and in May of 2015 I purchased a condo on the 2nd floor, Apt 228.

I strongly believe that our property can look much nicer if we would administrate and run it correctly and with the right Manager and Board.

As well, the Board members must put the interests of the association before their own personal interests and preferences. Must studiously avoid conflict of interest and must demonstrate undivided loyalty to the association.

Through the years I have noticed that there was and still is room for a lot of improvement at our property, the look in general of the inside and outside of the building.

We need to have a strong board who would get involved in taking care of all matters! We need to update our Website from Chelsea Bayview to be able to stay connected and have access to all information and decisions made by the Board of Directors.

It has been a long time goal of mine to have a say in the kind of investments and changes that take place at Chelsea.

I would like to have the opportunity to make a change and bring about changes that would make Chelsea the HOME we all wish for: Beautiful, Clean, Safe and Cozy. Please, for more questions you can contact me at any time.

Thank you for the time taken

Kindly,

Daniela Verrico

Chelsea Bayview Condominium Association – 2024 Board Members Election

January 8, 2024



Arthur "Butch" Vogelsang
Unit 306



As part of your present Board, I am asking once again, for your support and votes, to continue our work for the Chelsea Bayview Condominium.

As Treasurer of the Board, I worked with the team on the 40 years recertification and multiple renovations to the building. There is still quite a bit to be completed next year for the recertification, and your vote will help the Association to achieve this objective.

My commitment is to complete the recertification and the renovations projects to modernise the building and to continue working hard for our community, serving the owners as best as I can, for the benefit of us all.

I would really appreciate your support through your vote. Thank you very much.

Como parte de su actual Junta Directiva, les pido una vez más su apoyo y votos para continuar nuestro trabajo para el Condominio Chelsea Bayview.

Como Tesorero de la Junta, trabajé con el equipo en la recertificación de 40 años y en múltiples renovaciones del edificio. Aún queda por completar el año que viene la recertificación, y su voto ayudará a la Asociación a conseguir este objetivo.

Mi compromiso es completar la recertificación y los proyectos de renovación para modernizar el edificio y continuar trabajando duro por nuestra comunidad, sirviendo a los propietarios lo mejor que pueda, para el beneficio de todos nosotros.

Realmente agradecería su apoyo a través de su voto. Muchas gracias.