

**RE: SECOND NOTICE OF ANNUAL MEETING OF MARINA PALMS RESIDENCES NORTH CONDOMINIUM ASSOCIATION, INC. ("Association")**

Dear Unit Owner:

Notice is hereby provided that the Election of Directors will take place at the Association's Annual Meeting to be held on **Wednesday, August 27, 2025, at 6:00 p.m.**, in the Association's Club Room located at 17301 Biscayne Boulevard, North Miami Beach, FL 33160.

At the Annual Meeting, the unit owners shall be electing persons to fill three (3) Directors' positions on the Board. In accordance with the provisions of Chapter 718, Florida Statutes (the "Condominium Act"), the Election of Directors shall be by written Ballots and no Proxies may be used in connection with the Election. While a quorum of members is not required in order for the Election to be conducted, at least twenty percent (20%) of the eligible voters must cast votes in order to have a valid Election.

The Condominium Act provides that the Board of Directors shall be elected by written Ballot. Enclosed please find a Ballot with an alphabetical list of the candidates for the three (3) Directors' positions and information sheets submitted by the candidates describing their qualifications.

For your convenience, the enclosed Certificate of Appointment of a Voting Member ("Voting Certificate") may be used to establish the owner who is authorized to vote for a unit owned by a corporation, partnership, limited liability company, trust or other entity.

**YOU HAVE TWO OPTIONS ON HOW TO VOTE  
PLEASE REVIEW BOTH OPTIONS**

**See the following pages**

**OPTION 1: Complete the enclosed Ballot:**

INSTRUCTIONS FOR COMPLETING THE ENCLOSED BALLOT

1. Place an "X" in the boxes on the Ballot next to the names of the candidates you wish to elect to the Board of Directors. **(YOU MAY ONLY VOTE FOR UP TO THREE (3) CANDIDATES).**
2. The completed Ballot must be inserted into the smaller envelope marked "Ballot" and the envelope must be sealed. **DO NOT INSERT MORE THAN ONE BALLOT PER ENVELOPE. DO NOT SIGN THE BALLOT.**
3. Insert the sealed smaller envelope marked "Ballot" in the self-addressed larger envelope marked "Ballot Return Envelope" and seal the larger envelope.
4. Any one of the joint owners should sign and print their name and fill in their unit number in the spaces provided on the exterior of the self-addressed Ballot Return Envelope. If a unit is owned by an entity, any one of the owners of the entity or the designated Voting Member for the entity should sign and print their name and fill in their unit number in the spaces provided on the exterior of the self-addressed Ballot Return Envelope as explained above.
5. Mail or hand deliver (TO A LOCKED BOX AT THE FRONT DESK MONITORED 24 HOURS BY CAMERA) the Ballot Return Envelope containing the smaller envelope marked "Ballot" with the enclosed Ballot to the Association prior to the Election.
6. In accordance with the Condominium Act, upon receipt by the Association, no Ballot may be rescinded or changed.
7. The envelopes received by the Association containing the Ballots shall not be opened until the Election.

A FAILURE TO COMPLY WITH THE INSTRUCTIONS SET FORTH ABOVE MAY RESULT IN YOUR BALLOT BEING INVALIDATED. PLEASE REMEMBER:

THE BALLOT IS TO BE PLACED IN THE SMALL ENVELOPE MARKED "BALLOT" AND THEN THE SMALL ENVELOPE MARKED "BALLOT" IS TO BE PLACED IN THE LARGER SELF-ADDRESSED BALLOT RETURN ENVELOPE WHICH CONTAINS SPACES TO PRINT YOUR UNIT NUMBER AND TO PRINT AND SIGN YOUR NAME.

**OPTION 2: Electronic Ballot:**

**INSTRUCTIONS FOR ELECTRONIC BALLOT**

Effective July 1, 2025, in accordance with Florida Statutes, unit owners have the option to electronically transmit a ballot ("Electronic Ballot"). If you elect to electronically transmit your Electronic Ballot, in accordance with the new Florida Statute, you **MUST** include your name and unit number on the Electronic Ballot.

If you wish to vote by Electronic Ballot, you **MUST** request an Electronic Ballot from the Association at the following email address: [LOTEMF-Voting@grahncorp.com](mailto:LOTEMF-Voting@grahncorp.com). The Electronic Ballot and instructions will be emailed to you by a third-party election monitor. Your Electronic Ballot must be received prior to the Election.

Unit owners who wish to submit an Electronic Ballot **CANNOT** submit the enclosed Ballot.

**IMPORTANT** – this email address is monitored and controlled by an independent third-party election monitor.

By electronically submitting your Ballot, you give up your anonymity. If your name and unit number are not on the Electronic Ballot, it **WILL NOT** count.

### **Annual Meeting**

A quorum is not required for the Election of Directors. However, for the Annual Meeting to take place, a quorum must be obtained to conduct any business. A quorum is the presence in person or by Proxy of persons entitled to vote in excess of 33-1/3% of the votes of members.

While proxies may not be used for voting for Directors, the Condominium Act permits the use of a Proxy for the purpose of establishing a quorum and for voting on limited matters. Therefore, we are enclosing a Proxy for the sole purpose of establishing a quorum.

The Proxy should be signed by the sole owner of the unit. If a unit is owned jointly by more than one individual (including a married couple) any one of the joint owners may sign the Proxy. In accordance with Section 3.6(c) of the Association's By-Laws, the principals or partners of any entity owning a unit shall be deemed owners of the unit, and the directors and officers of a corporation owning a unit shall be deemed owners of the unit.

### **Instructions for Completing the Proxy**

1. Unit Number. Fill in your unit number in the space provided on the Proxy.
2. Designate Proxy holder. If you agree to appoint anyone of the Association's directors as your Proxy holder, you need not enter a name in the blank space. If you wish to appoint a Proxy holder other than one of the directors of the Association, fill in the name of your designated Proxy holder in the space provided. (Please make sure that your designated Proxy holder will be attending the Annual Meeting).
3. Date the Proxy.
4. Signature. The Proxy should be signed by the sole owner of the unit. If a unit is owned jointly by more than one individual (including a married couple) any one of the joint owners may sign the Proxy. If a unit is owned by an entity, the Proxy should be signed by one of the owners of the entity as explained above.
5. Deliver the Proxy. The Proxy and the Voting Certificate (if required) should be emailed to the Association at [renting@manhattanresidences.com](mailto:renting@manhattanresidences.com), hand delivered or mailed prior to the Annual Meeting.

If you should have any questions regarding these procedures, please contact the Association's Management office at 786-707-2626. THANK YOU FOR YOUR ASSISTANCE IN CONDUCTING THE BUSINESS OF THE ASSOCIATION

THE BOARD OF DIRECTORS

DATED this 12<sup>th</sup> day of August, 2025.

**NOTICE OF ANNUAL MEETING AND ELECTION OF DIRECTORS OF  
MARINA PALMS RESIDENCES NORTH CONDOMINIUM  
ASSOCIATION, INC. ("Association")**

NOTICE IS HEREBY GIVEN in accordance with Section 3.4 of Article 3 of the Association's By-Laws and Section 718.112, Florida Statutes, that the Annual Meeting of Members of the Association will be held in the Association's Club Room located at 17301 Biscayne Boulevard, North Miami Beach, FL 33160 on **Wednesday, August 27, 2025 at 6:00 p.m.** Notice is also given in accordance with Section 718.112, Florida Statutes, that an Election will be held to elect the Association's Board of Directors. Immediately following the Annual Meeting an organizational meeting of the Board of Directors will be convened

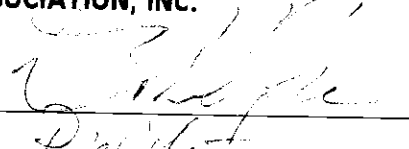
**A. AGENDA FOR ANNUAL MEETING**

1. Call to order by President.
2. Determination of a quorum.
3. Appointment by the President of a Chairman of the Annual Meeting.
4. Appointment of inspectors of Election.
5. Election of Directors.
  - a. Determination that at least twenty per cent (20%) of the eligible voters have cast Ballots in order to have a valid Election.
  - b. Removal of the Ballots from the inner envelopes and the counting of the votes in the presence of the Unit Owners to elect the Directors to the Board.
  - c. Counting of Secret Ballots and Electronically Transmitted Ballots.
  - d. Announcement of Directors elected to the Board.
6. Proof of Notice of the Annual Meeting.
7. Reading or waiver of reading minutes of previous Annual Meeting.
8. Reports of Officers.
9. Report of Committees.
10. Unfinished business.
11. New business.
12. Adjournment.

**B. AGENDA FOR BOARD OF DIRECTORS MEETING**

1. Call to order.
2. Establishment of a quorum of Directors.
3. Election of Officers.
4. Adjournment.

**MARINA PALMS RESIDENCES NORTH CONDOMINIUM  
ASSOCIATION, INC.**

BY:   
Title: President

Dated this 12 day of August, 2025.

**CERTIFICATE OF APPOINTMENT  
OF VOTING MEMBER**

To the Secretary of MARINA PALMS RESIDENCES NORTH CONDOMINIUM ASSOCIATION, INC. ("Association")

THIS IS TO CERTIFY that the undersigned, having the lawful authority to execute this Voting Certificate on behalf of Unit No. \_\_\_\_\_ has designated:

\_\_\_\_\_  
(Name of Voting Member - you must fill in a name above for this Certificate to be valid)

as the representative to cast all votes and to express all approvals that such unit may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium, Articles of Incorporation, and By-Laws of the Association.

The following examples illustrate the proper use of this Voting Certificate:

- (I) If the Unit is owned by a corporation, partnership, limited liability company, trust or any other lawful entity, it is recommended that a Voting Certificate be used to designate the individual owner entitled to vote for such entity. This Voting Certificate should be executed by the individual having the lawful authority to bind the corporation, partnership, limited liability company, trust or other lawful entity.
- (II) If the Unit is owned by one individual, No Voting Certificate required.
- (III) If the Unit is owned jointly by more than one individual, No Voting Certificate required.

This Voting Certificate is made pursuant to the By-Laws and shall revoke all prior Voting Certificates and be valid until revoked by a subsequent Voting Certificate.

DATED the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SIGNATURE FOR CORPORATION OR OTHER ENTITY OWNER  
(Corporation, Partnership, Limited Liability Company, Trust or other entity)

Name of Entity: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

NOTE: THIS FORM IS NOT A PROXY AND SHOULD NOT BE USED AS SUCH. PLEASE BE SURE TO DESIGNATE THE DULY AUTHORIZED OWNER OF THE ENTITY THAT OWNS THE UNIT AS THE VOTING MEMBER. IF YOU HAVE ALREADY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE YOUR DESIGNEE, IT IS NOT NECESSARY TO FILE A NEW VOTING CERTIFICATE.

**PROXY WITH SUBSTITUTION OF NOMINEE  
FOR THE ANNUAL MEETING OF THE MEMBERS OF MARINA PALMS RESIDENCES NORTH  
CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION")**

The undersigned Owner or the Voting Member for Unit No. \_\_\_\_\_ of Marina Palms North Condominium hereby appoints any one of the Association's directors or \_\_\_\_\_ as my true and lawful Proxy with full powers of substitution to appear for the purpose of obtaining a quorum, to vote to lawfully adjourn the Annual Meeting and to represent and cast my votes upon any matter for which the use of this Proxy is legally permitted at the Annual Meeting of the Members of the Association to be held on **Wednesday, August 27, 2025 at 6:00 p.m.**, in the Association's Club Room located at 17301 Biscayne Boulevard, North Miami Beach, FL 33160 and all lawful adjournments of such Meeting held within ninety (90) days of the date for which this Meeting was originally called, if any, unless this Proxy is sooner revoked in writing by the undersigned. (In the event the undersigned designates a proxy holder who fails to sign in for the Annual Meeting, the undersigned then appoints any one of the Association's directors to serve as their proxy holder). **THIS PROXY MAY NOT BE USED FOR VOTING FOR DIRECTORS.**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2025.

Signature of Owner of the Unit or the designated  
Voting Member

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**DO NOT COMPLETE THIS SECTION.** This section is only to be filled in by the proxy holder if he or she wishes to appoint a substitute proxy holder.

SUBSTITUTION OF PROXY

The undersigned, who is named on the above proxy, does hereby designate \_\_\_\_\_ to act as substitute proxy as set forth above.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Proxy

**MARINA PALMS RESIDENCES NORTH CONDOMINIUM ASSOCIATION, INC. ("Association")**

**ELECTION BALLOT**  
**AUGUST 27, 2025**

I hereby cast my vote for the following candidates to the Board of Directors of the Association. **DO NOT VOTE FOR MORE THAN THREE (3) OF THE CANDIDATES LISTED BELOW OR YOUR BALLOT WILL BE VOID.**

1. ☐ Aronson, Naomi
2. ☐ Bente, Heidi
3. ☐ Fellows, David
4. ☐ Rodriguez, Juan

**PLACE AN "X" IN THE BOXES NEXT TO YOUR SELECTIONS.**

**DO NOT SIGN OR IDENTIFY YOUR BALLOT.**

**PLACE ONLY IN THE ENVELOPE MARKED "BALLOT".**

**INSERT THE ENVELOPE MARKED "BALLOT" CONTAINING YOUR ENCLOSED BALLOT IN THE SELF ADDRESSED LARGER ENVELOPE MARKED, "BALLOT RETURN ENVELOPE".**

**ANY ONE OF THE JOINT OWNERS OF THE UNIT SHOULD SIGN AND PRINT THEIR NAME AND FILL IN THEIR UNIT NUMBER IN THE SPACES PROVIDED ON THE BALLOT RETURN ENVELOPE. IF A UNIT IS OWNED BY AN ENTITY, ANY ONE OF THE OWNERS OF THE ENTITY OR THE DESIGNATED VOTING MEMBER FOR THE ENTITY SHOULD SIGN AND PRINT THEIR NAME AND FILL IN THEIR UNIT NUMBER IN THE SPACES PROVIDED ON THE BALLOT RETURN ENVELOPE.**



MY NAME IS NAOMI ARONSON AND I CURRENTLY HOLD THE POSITION OF VICE PRESIDENT.

AS I HAVE BEEN ABLE TO BE A PART OF THE MANY ENDEAVORS AT MARINA PALMS NORTH, ONE OF MY RECENT ACCOMPLISHMENTS IS REVAMPING THE NEWSLETTER. THE NEWSLETTER WILL BE PRINTED MONTHLY STARTING JULY 2025. IT WILL PROVIDE RELEVANT UPDATES AS TO WHAT IS HAPPENING IN OUR BUILDING WHICH ALL RESIDENTS DESERVE.

IN ADDITION, I HAVE HAD AN INSTRUMENTAL ROLE IN IMPROVING THE DOG WALK LANDSCAPE AS WELL AS SURROUNDING AREAS. BECAUSE OF THE UPCOMING EXTERIOR STUCCO PROJECT, THE LANDSCAPE IMPROVEMENT HAS BEEN PUT ON HOLD; SO AS NOT TO HAVE CONSTRUCTION RUIN ANY OF THE PLANS FOR THAT AREA. THE COST OF HAVING TO REDO WHAT MAY BE RUINED WHILE TRYING TO COMPLETE ANOTHER PROJECT ALWAYS NEEDS TO BE CONSIDERED. I WORK HARD TO CONTINUE TO BEAUTIFY AND MAINTAIN THE NORTH TOWER AND THE COMMON AREAS BETWEEN BOTH TOWERS. MORE IMPROVEMENTS TO THE OUTSIDE ARE ON HOLD UNTIL THE BUILDING STUCCO PROJECT IS COMPLETED.

IT IS CRUCIAL FOR ME TO ALWAYS LOOK AT AND BALANCE COSTS VS ANY IMPROVEMENTS OR NEEDS FOR THE BUILDING. THAT WILL ALWAYS REMAIN ONE OF MY PRIORITIES.

AS A BOARD MEMBER AND AS AN OWNER, I REALIZE THAT THERE ARE MANY DIFFERENT WANTS AND DESIRES FOR OUR BEAUTIFUL BUILDING. PLEASING EVERYONE ALL THE TIME IS IMPOSSIBLE, BUT I PERSIST AND WILL CONTINUE TO WORK FOR THE GREATER GOOD OF OUR HOME. THE KNOWLEDGE I HAVE GAINED IN THE TIME I HAVE HAD THE HONOR OF SERVING ON YOUR BOARD HAS TAUGHT ME MUCH. THIS WILL HELP GUIDE ME TO GIVE YOU MY BEST IN THE FUTURE FOR OUR UPCOMING PROJECTS LARGE AND SMALL. I THANK YOU FOR YOUR CONTINUED TRUST AND SUPPORT, AND HOPE TO HAVE THAT ONCE AGAIN IF REELECTED, TO WORK FOR ALL OF OUR BEST INTERESTS.

THANK YOU

NAOMI ARONSON

# HEIDI BENTE

## **Candidate statement**

Marina Palms North has been my home for over six years. I enjoy our community, and I am grateful that we have all worked together to keep our building and amenities beautiful and well-maintained.

Through my volunteer service as a member of the board of directors for the past years, I have focused my efforts on ensuring that we develop and maintain a transparent budget that serves the needs of our residents, while reducing the rate of annual dues increases.

As a human resources professional, I have also focused diligently on ensuring that we reward and retain our hardworking and much-loved Marina Palms North staff. From experience, I know that by keeping our management company and staff on the job, we will have more predictable expenses and a consistently high standard of service for all residents. Especially during a time of high inflation, staffing shortages, and supply chain disruptions, we cannot afford to pursue an entirely new management company or replace all of our staff, as some have suggested.

Neighbors, as you prepare to cast your ballots in the August 27, 2025, board of directors election, I humbly and respectfully ask for your support so that we can continue improving, enhancing, and supporting our home: Marina Palms North.

## **Qualifications**

- Member, Marina Palms North Condo Association Board of Directors
- Master's in Business Administration (MBA)
- Bachelors in Marketing
- Owner, AAS Staffing, LLC, a specialty retail staffing company
- Prior professional experience in accounting, finance, and strategic business development

## **Goals for Marina Palms North**

- Develop a comprehensive multi-year plan to enhance our property values
- Transparent budget management to improve services while limiting costs
- Maintain the appeal of our building and its amenities through regular repairs
- Retain FirstService Residential (FSR) and our building's hardworking staff

Dear Fellow Residents,

My name is David Fellows, and I have had the honor of serving as your Board President since December 2023. My wife and I have lived full time at Marina Palms North since 2018. I am committed to enhancing our community's security, our building's maintenance and preserving our property value.

With more than four decades of professional experience in developing and building properties like Marina Palms, I bring a wealth of knowledge in construction, contract negotiation, property insurance and cost management. I have been a Certified General Contractor in the state of Florida since 1985. Throughout my career, I have developed a unique expertise to negotiate favorable contract terms, identify cost saving opportunities, and successfully navigate through complex pricing and design details - skills that directly benefit our community.

Some notable accomplishments as your board president have been:

- Identified an unexplained increase in the water bill occurring over multiple months and insisted that management have the city inspect the water meter. The meter was found defective, resulting in a refund of over \$130,000 from the city water department.
- Recommended restructuring the project manager's contract for the 558 façade remediation. This led to a change in project manager and savings of \$177,000.
- Provided subcontractor resources for the needed corridor carpeting and gym flooring replacement. This saved over \$175,000 from the previous proposals.
- Security is of paramount concern, so I proposed a plan that would increase security in our building while maintaining food delivery service and adding package delivery service.
- Installed facial recognition system throughout property including elevators.
- Installed locks on the first floor stairway doors for additional security.
- Installed new landscaping at our main entrance to provide a more elegant experience when arriving.

With contractor proposals for the 558 façade remediation due this month, I will be scrutinizing the scope of work and pricing to ensure that we have the best contractor with the lowest price. Remaining on the board will ensure continuity of oversight as we move forward with the project.

Additionally, my goal for the 2026 budget is to keep any maintenance fee increases to a minimum.

For these reasons-and my ongoing commitment to the success and well-being of our community- I respectfully ask for your support and your vote to continue serving on the board.

David Fellows

## **Juan Rodriguez**

Originally from Colombia, I grew up in Bogota and graduated as a Mechanical Engineer in 2001. Moved to Australia in 2002 and lived in Melbourne for 7 years, during my time there I completed a master's degree in engineering management and started my career as an Engineer in the transportation and mobility space.



Transferred to Miami in 2010, and since then established a home in the States. After living 7-years in NY, came back to Miami in 2023 and found a new home with my wife, my daughter and my golden retriever here at Marina Palms. I've met numerous neighbors, and it excites me to see that our community has caring individuals and families that are all looking to make their home at Marina Palms one that we all continue to enjoy and as an investment one that continues to growth.

I believe in collaboration, transparency and accountability. These three pillars are what have made me thrive in my career and as a board member what I will encourage to bring to our community and what I will work towards to among the other board members.

I look forward to serving the building and its community

Warm Regards,

Juan Rodriguez (Unit 1510)