

RE: SECOND NOTICE OF ANNUAL MEETING OF THE MEMBERS OF BEAR ISLAND HOMEOWNERS ASSOCIATION, INC. THURSDAY MARCH 20, 2025

Please take notice that the Annual Meeting of the Members will take place at 7:00 P.M. on **Thursday, March 20, 2025** at the Bear Lakes Country Club, 1901 Village Blvd., West Palm Beach, FL 33409. Member sign in will begin at 6:30 P.M.

In addition to any other business which may be lawfully conducted at the Annual Meeting, the Election of two (2) Members as Directors to serve on the Board of Directors of the Association shall be held at the Annual Meeting. The meeting Agenda is enclosed.

As of this date, four (4) Members have been self-nominated. There will not be nominations of candidates from the floor.

It is important that you attend the Annual Meeting or return the enclosed proxy by mail to MMI at 11770 US Highway One, Suite 501, Palm Beach Gardens, FL 33408. You may fax it to MMI at 561-686-7284. You may also drop it in the green mailbox at the side of the Guard House at Bear Island. In order for the Election to be valid, (20%) or 46 ballots must be cast at the meeting on March 20, 2025 (Paragraph 3 of Article III of the Declaration).

Enclosed is a ballot and proxy for the purpose of electing Directors at the Annual Meeting. The Ballot and Proxy must be signed by a Member of record as of March 20, 2025.

When completing your Ballot and Proxy please be sure to follow the following steps.

1. Mark your vote on the Ballot.
2. Print your address.
3. Date the ballot and proxy.
4. The ballot and proxy must be **signed** by an Owner/Member of record.

For the Board of Directors,

Donna Lucas, LCAM
Community Association Manager
MMI of the Palm Beaches, Inc.

**NOTICE OF ANNUAL MEETING OF THE MEMBERS OF
BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.**

AGENDA

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that the Annual Meeting of the Members will be held at the Bear Lakes Country Club, 1901 Village Blvd., West Palm Beach, FL 33409, on March 20, 2025 at 7:00 p.m. At the Annual Meeting, an Election will be held to elect Two (2) members to the Association's Board of Directors. Immediately following the Annual Meeting, an organizational meeting of the Board of Directors will be convened, followed by a Regular Board of Directors Meeting.

AGENDA FOR ANNUAL MEETING

1. Call to order by President.
2. Determination of a Quorum of members.
3. Proof of Notice of the Meeting.
4. Reading or Waiver of Minutes of previous Annual Meeting.
5. Appointment of Inspectors of Election.
6. Candidate Introductions.
7. Voting for Directors
8. Inspectors of Election to commence the counting of votes.
9. Announcement of Directors elected to Board.
10. Old Business.
11. New Business.
12. Adjournment.

AGENDA FOR BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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

AGENDA FOR REGULAR BOARD OF DIRECTORS MEETING

1. Call to order
2. Establishment of a quorum of Directors
3. Old Business
4. New Business
5. Adjournment

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.

Agent for the Board of Directors
Donna Lucas, LCAM

DATED this 6th Day of March, 2025.

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS, MARCH 20, 2025
BALLOT

The undersigned hereby vote for the following Members for Director by placing an “X” or “√” in the box before their names. **Vote for no more than two (2) directors. If you vote for more than two (2) directors, your votes will not be counted.**

DAVIS, MARIA

HENSLEY, GAYLA

MESKIN, MARC

WARNECKE, RON

Please sign on this line

*

*Please print your name on this line

Date: _____, 2025

Address:

Please return this Ballot to: Bear Island Homeowners Association, Inc., c/o MMI of the Palm Beaches, Inc., 11770 US Highway One, Suite 501, Palm Beach Gardens, FL 33408, so it will arrive no later than 5 P. M., March 19, 2025. You may Fax it to MMI at: 561-686-7284 or place in Green Box at side of Gatehouse.

YOU MAY ALSO BRING YOUR BALLOT TO THE MEETING

**LIMITED PROXY FOR ELECTION OF DIRECTORS
FOR BEAR ISLAND HOMEOWNERS ASSOCIATION, INC. (THE "ASSOCIATION")**

The undersigned Owner(s), or their voting representative, of Unit Address, _____ in Bear Island Home Owners' Association, Inc. constitute and appoint _____ **(If left blank this Limited Proxy will be assigned to the Secretary of the Association)** as my proxy holder to attend the Annual Meeting of the Owners of the Association, to be held on the 20th day of March, 2025 at 7:00 PM at the Bear Lakes Country Club, 1901 Village Boulevard, West Palm Beach, FL 33409. The proxy holder named above has the authority to fill out and cast the enclosed ballot for election of directors and to act for the undersigned to the same extent that the undersigned would if personally present on procedural matters including the power to temporarily adjourn and reconvene the meeting. Dated this _____ day of _____, 2025.

NAME (PLEASE PRINT)

SIGNATURE

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

SUBSTITUTION OF PROXY

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

DATED this _____ day of _____, 2025.

NAME (PLEASE PRINT)

SIGNATURE

THIS LIMITED PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE LIMITED PROXY VALID FOR MORE THEN NINTY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Maria Davis ♦ 1275 Gator Trail ♦ West Palm Beach, FL 33409

**Candidate Information Sheet
Board of Directors of
Bear Island Homeowners Association, Inc.
(March 2025 – March 2027)**

Dear Homeowners of the Bear Island Community –

My husband Richard and I moved to Bear Island in 2014. We love our home here and want to contribute to the community! I wish to continue my service as a Board member for our Homeowners Association for the next two years.

May I tell you a little bit about myself? I am a finance and accounting professional, currently dedicated to working on my family's businesses. As certified public accountant and former auditor, I am used to evaluating situations objectively and impartially. I strive to bring the same diligence and judgment to all matters of the Bear Island Homeowners Association. My accounting and finance background has come in handy; for example, in the budgeting process, in investing Bear Island HOA funds so that they earn good interest, and in dealing with our community's auditor.

I had the pleasure of serving on the Long-range Landscaping Committee and the Architectural Control Committee before joining the Board of Directors as Secretary in 2017. It has been my privilege to serve as Secretary on the Board until March 2020, and as Treasurer since March 2020. The minutes of the Board meetings, available on our website, outline the matters we have discussed and voted upon over the past years.

Since I joined the Board, I have seen the Board members' engagement and dedication to our community. My goal is to continue to contribute to the community by working together with the other Board members and to evaluate and implement cost-effective solutions for issues that our community faces.

The Board is there to represent you, the homeowners. Therefore, it is important that we hear your voices. I cannot promise that I will vote in favor of any specific request that comes before the Board; however, I can promise that I listen to your concerns and wishes and that I do everything I can to treat all homeowners equally and without prejudice.

I am looking forward to continuing my service.

Sincerely,

Maria Davis

Gayla Kay Hensley 1345 Bear Island Dr 33409

Relevant work experience to hold HOA Board position;

1988 – 1994 Accounting and Finance recruiting for large locally grown contingency firm

1994 – 2013 Partnered up with 3 of my colleagues and started our own Contingency search firm, filling openings for Corporate clients in various lines of business in the NY and Boston markets. Responsibilities included; generating new business, setting up of HR policies and procedures, monitor Insurance compliance issues and overseeing Payroll processes, banking issues, tax compliance and Information Technology, upgrades and new product enhancements.

1997- 2012 Opened a contract employee service for clients to hire temporary employees when appropriate.

2008 – 2012 Signed agreement to sell our firm to large, public international company in the Contingency and Retained Search business. I was to stay on board for 4 years to ensure a smooth transition.

1994-1998. Joined Ipswich Country Club and quickly volunteered for Sr. Member of the Food and Beverage Committee. Continually improve the service, quality and customer satisfaction of 3 restaurants. Analyze budget, cost projections and quarterly reporting to Corporate offices. Continually worked with Vendors on service and performance.

1998-2013 Secretary and VP of Ipswich Country Club Homes HOA. Recorded and distributed minutes, manage relationship between home owners and outside Landscape Co. as well as by-law compliance and adjustment of existing By-Law. Served as go between for committee and Club General Manager with suggestions and requests.

HOBBIES: Golf, interior and exterior residential design

Bear Island Homeowners Association, Inc.

Board of Directors candidate

Candidate Information sheet:

Name: Marc C. Meskin

Address: 2740 Meadowlark Lane

Phone (cell): 561-385-4165

Email: MCMESKIN61@GMAIL.COM

Years living in Bear Island: 13

Age: 63

Education: Rutgers College, New Brunswick, N.J.-BS-Accounting and Economics 1979-1983

Occupation: CPA, former Controller of AVM, L.P., an SEC registered broker dealer (33 years)

About:

I am a recently (3/2023) retired CPA looking to add value and give back to my community by contributing my time and effort to whichever committee has a need. I am good with the Microsoft suite of programs (Excel, Outlook, Word, PowerPoint), organized and self-motivated. I currently work part-time (24 hours/week) and have the excess capacity and motivation to help strengthen a Board or committee as needed.

Ron Warnecke

For the past several years I have, and continue to serve on the following Board:

Bear Island HOA Board of Directors, on and off for the past 20 years.

President of the Villages of Palm Beach Lakes Property Owners Association (POA) for 17 years,
maintaining and improving our swimming pools, parks, tennis, bocce and ball fields.

City of West Palm Beach Nuisance Abatement Board.

West Palm Beach Criminal Justice Advisory Committee.

I have attended over 90% of the West Palm Beach City Commission meetings, representing the concerns of The Villages during the past three mayoral administrations.