



ANNUAL OWNERS MEETING NOTICE

March 12, 2018

Dear Casa Ybel FGH Owner,

It is my privilege to invite you to the Annual Owners Meeting for Casa Ybel Beach & Racquet Club, Phases F, G, H Condominium Association, Inc. This year's Annual Owners Meeting will take place at 1:30 p.m. on Monday, April 16, 2018 at the Thistle Lodge, Casa Ybel Resort, Sanibel Island, Florida. To prepare you for this important gathering, enclosed is information about the following topics:

- Agenda for the 2018 Annual Owners Meeting
- Election of Candidates for the Board of Directors
- Waiving of 2018 Statutory Funding of Reserves
- Ballot/Proxy Instructions

Agenda for the 2018 Annual Owners Meeting

- Welcome, Call to Order and Introductions
- Roll Call/Determination of Quorum
- Proof of Notice of Meeting
- Approval of 2017 Annual Owners Meeting Minutes
- Old and Unfinished Business
- Manager's Report
- Board of Directors' Report
- Insurance Report
- Financial Report
- Ratification of 2018 Budget
- Teller's Report
 - Waiving of Statutory Funding of Reserves
- Adjournment

Election of Candidates for the Board of Directors

Current Board Members Patricia Sweeney and Nathan Breen were the only Owners who submitted intent to run for the two seats available on the Board of Directors. Therefore, no election is necessary, and Pat and Nathan will continue to serve on the Board for a two-year term.

We extend our deepest gratitude to our current Board Members, Vic Van Drake – President, Susan Walter – Vice President, Brenda A. Pommerenke – Secretary/Treasurer, and Directors Nathan Breen, John Demos, Dick Jackson and Patricia Sweeney, for their commitment to all Casa Ybel FGH Owners.

Waiving of 2018 Statutory Reserves

Under Florida law, condominium associations are required to “fully fund” reserves for capital improvements and maintenance at statutory levels. The State also permits the waiver or reduction of this statutory requirement with an affirmative vote by the majority of Owners voting at the Annual Owners Meeting, either in person or by proxy. Your 2018 budget and related maintenance fee bill included an allocation deemed sufficient by your Board of Directors to fund reserves for your

property, based on long-range cash flow projections. However, the allocation is \$79.21 per unit week less than the statutory requirement. **Your Board of Directors recommends a YES vote to waive the statutory reserve funding requirement on the enclosed ballot/proxy.** Without a majority vote for waiver, the State of Florida may require an additional reserve assessment of \$79.21 per unit week.

Ballot/Proxy Instructions

A quorum must be established to conduct business at the Annual Owners Meeting, so please complete and return your enclosed Proxy promptly, regardless of whether you plan to attend the meeting to ensure that you are represented at the meeting. We encourage all Owners to attend the Annual Owners Meeting. For those Owners unable to attend the meeting in person, you may submit a Ballot/Proxy. Your Proxy allows you to appoint another person to vote on your behalf for such business other than statutory funding of reserves in the event you are unable to attend the meeting. You may appoint the Secretary of the Association (or if the Secretary is unable to attend, any person the Secretary designates), or you may appoint any other person who will be in attendance at the meeting as your proxy. If you appoint a proxy and later decide you will be able to attend the meeting, you may withdraw your proxy when you register at the meeting.

To cast your Ballot/Proxy online, please log-in at www.hgvc.com/sflproxy using the access code provided on your Ballot/Proxy. If you choose to submit your Ballot/Proxy by mail, remember that in the case of multiple ownership, all Owners must sign the proxy to make it valid. In order to tabulate the votes received both by mail and online, your completed Ballot/Proxy must be received by 1:30 p.m. on April 15, 2018 (24 hours before the start of the meeting).

Please note that tabulation will be done by Abbott Communications Group. In addition, due to changing to a new service provider, **you will have to sign up again to receive association communications electronically**, even if you have previously opted-in to receive electronic communications.

Resort Operating Highlights

We wanted to share Hilton Grand Vacations launched its new mission, vision and values statements the week of January 8. To find out more, visit the "About Us" page on the Club website at club.hiltongrandvacations.com.

To access information about your Association, including minutes from the 2017 Annual Owners Meeting, board meeting minutes, condominium documents, financial, pre-arrival and board contact information, please visit your Association's official website at www.casaybelresort.com. Click on the "Owners" link (the password is "paradise"). Or, visit the "HOA Updates" section at <http://casaybel.hgvc.com>. Please feel free to contact me with any questions or feedback at 239-395-1876.

The staff and I look forward to seeing you in the near future.

Sincerely,



Chris Cain
Interval Manager

Enclosures: Ballot/Proxy, Return Envelope