



**NOTICE OF SPECIAL MEMBERS' MEETING OF
VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC.**

TO ALL HOMEOWNERS:

On **Monday, August 31, 2026** at 2:00 PM at the Valencia Bonita Clubhouse, 16621 Valencia Bonita Blvd, Bonita Springs, FL 34135, a Special Members' Meeting of the Association will be held for the purpose of conducting business described herein.

The agenda for the Special Meeting is as follows:

- 1) Call to Order
- 2) Certify Quorum
- 3) Proof of Notice of Meeting
- 4) New Business:
 - i) Discussion and Vote to Authorize Litigation Against Developer
- 5) Adjournment

The Association will be using electronic voting for this meeting for those owners who have consented to vote electronically.

The Association will also be streaming the meeting via Zoom at the following:
<https://us06web.zoom.us/j/86797037855?pwd=9NXPDTaHIQIws7YKaMFtchfmrVJeIC.1>

Meeting ID: 867 9703 7855 Passcode: 491612

Additionally, the ZOOM link will be available on the HOA's website:
www.hoavalenciabonita.com (Located under Meeting Notice)

A quorum of all Association Members (**thirty percent**) must be present, in person or by proxy, at the Special Meeting, in order for the business to be conducted. It is therefore **VERY IMPORTANT** that each Member **PROVIDE A PROXY OR VOTE ELECTRONICALLY** in order to conduct business. A proxy is enclosed for your use.

Kelly Rhoades, MBA, LCAM
General Manager | Castle Group | Valencia Bonita Homeowners' Association, Inc.
By Order of the Board of Directors

LIMITED PROXY
VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC.

The undersigned as Owner of (address) _____ in Valencia Bonita, hereby appoints:

CHECK ONE:

_____ a) Kip Traffican, as President of the Association, on behalf of the Board; or
_____ b) _____, (if you check b, write name of your proxy)

as my proxy holder to attend the Special Members' Meeting of **Valencia Bonita Homeowners Association, Inc.** to be held on **August 31, 2026, at 2:00 PM, at the Valencia Bonita Clubhouse**, 16621 Valencia Bonita Blvd, Bonita Springs, FL 34135. **Failure to check either (a) or (b) above, or failure to write in the name of your proxy, shall be deemed an appointment of the President as your proxy holder.** The proxy holder named above has the authority to vote and act for me/us to the same extent that I/we would if personally present, establish quorum, adjourn and/or continue meetings, with power of substitution, except that my/our proxy holder's authority is limited as indicated below.

For your vote to be counted on the follow issues, you must indicate your preference in the blank(s) below. I/WE SPECIFICALLY AUTHORIZE AND INSTRUCT MY/OUR PROXY HOLDER TO CAST MY/OUR VOTE IN REFERENCE TO THE FOLLOWING MATTERS, AS INDICATED BELOW:

1. Litigation Authorization. The Board seeks authorization to initiate litigation against Bonita Springs Associates I, LLLP as the developer of Valencia Bonita, as well as any other relevant parties and/or individuals, for claims arising out of the construction and operation of the Association. Broadly, the Board seeks to pursue claims for defective construction of common areas such as lakes and clubhouse facilities, as well as claims related to the developer's financial obligation to fund the budget deficit and other financial obligations. After consulting with engineers, accountants, and attorneys engaged by the Association in furtherance of its due diligence, the Board recommends authorizing the litigation in the best interest of the Association. Do you authorize the Board to file litigation against the developer and any other parties approved by the Board for claims arising out of the construction and operation of the Association?

_____ IN FAVOR	_____ AGAINST
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PLEASE SIGN AND DATE THE PROXY IN THE SPACE PROVIDED BELOW

(Signatures of Owner)

Sign: _____

Print: _____

Date: _____

THIS 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 PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Substitution of Proxy

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

Date: _____ Signature of Proxy: _____

You may return this proxy:

Via Email to: krhoades@castlegroup.com

Via Regular Mail or Hand Delivery: c/o Kelly Rhoades
16621 Valencia Bonita Blvd
Bonita Springs, FL

