

# ***Second Notice***

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## **The Annual Meeting of the Members Of The Martinique at Tarpon Cove Condominium Assoc.**

In accordance with the Bylaws of the Association, Section 718.112 (2) (d), Florida Statutes, and Rule 61-20, Florida Administrative Code, you are hereby notified that the *Annual Election & Members Meeting* for the Association will be held at the following date, time and place.

*Tuesday, March 25, 2025*

*9:00 am*

*Tarpon Cove Community Center  
970 Tarpon Cove Drive  
Naples, FL 34110*

Enclosed with this Notice are the following items:

1. An agenda for the Annual Meeting.
2. Voting by proxy instructions letter.
3. A proxy for the Annual Meeting.
4. Minutes from the 2024 Annual Meeting.

# **SECOND NOTICE OF ANNUAL MEETING OF THE MARTINIQUE AT TARPON COVE CONDOMINIUM ASSOC.**

## **TO ALL MEMBERS**

*On Tuesday, March 25, 2025, at 9:00am, at the Tarpon Cove Community Center, 970 Tarpon Cove Drive, Naples, Florida 34110, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted.*

An identification of agenda items is as follows:

1. Certifying Quorum – Call to order
2. Proof of Notice of Meeting
3. Reading or waiver of reading of last annual meeting minutes
4. Announcement of Board of Directors
5. Reports of Officers
6. Unfinished Business (none)
7. New Business
  - a) Building Paint Color Voting
  - b) Other New Business
8. Adjournment

**NOTE:** If a majority of the directors so elect, an organizational meeting of the Board of Directors will be held immediately upon the adjournment of the annual meeting for the purpose of electing officers and such other business as may lawfully be conducted. The directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

Pursuant to Florida law, an election of the directors of this Association is not required, since the number of persons wishing to run for the Board was less than or equal to the number of vacancies to be filled. Accordingly, the name (s) of the new Board member (s) shall be announced at the Annual meeting.

A quorum of Association Members, as described in the Association By-Laws, must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a limited proxy** in order to conduct business at this Annual Meeting. A proxy is enclosed for your use.

## VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about PROXIES:

1. A proxy is for the purpose of appointing **another person** to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by all owners of the unit or the designated voter.
2. The proxy should be submitted to the Association secretary or president **prior to the scheduled time of the meeting**. It can be mailed to the Association or hand-delivered, either by you or your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. **A proxy form** is enclosed with this notice for your use, if needed.

Again, please be sure to mail in your proxy or attend the Annual Meeting.

Dated: February 28, 2025

BY ORDER OF THE BOARD OF DIRECTORS

*David J Blouir*

David Blouir, CAM

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### INSTRUCTION SHEET FOR LIMITED PROXY FORM

- 1) **Leave blank** unless you would like to appoint someone other than the President of the Board of Directors as the proxy holder.
- 2)  **Check this box.** This allows your vote(s) to be counted.
- 3) **Check your preference** on the issues listed.
- 4) **You must sign and date.** This proxy must be signed in order to be legal.

# The Martinique at Tarpon Cove Condominium Association

## LIMITED PROXY

The undersigned, owner(s) or designated voter of unit \_\_\_\_\_ in **The Martinique at Tarpon Cove Condominium Association**, appoints

**1) (see instructions)**

\_\_\_\_\_ (PRINT NAME OF PROXYHOLDER)

or the president/secretary of the Board of Directors, as my proxy holder to attend the meeting of the members of **The Martinique at Tarpon Cove Condominium Association** to be held on *Tuesday, March 25, 2025 at the Tarpon Cove Community Center - 970 Tarpon Cove Drive - Naples, FL 34110*. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, except that my proxy holder's authority is limited as indicated below. This proxy will be used for establishing a quorum. The proxy holder has the power of substitution, which can be made by completing the 'Substitution of Proxy' below.

**2) (see instructions)**



LIMITED POWERS (YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN  
REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

**3) (see instructions)**

1. Vote for your paint color choice: (Note\*\* The main body color will be the same with both options, you are voting on the "trim/accent" color.\*\* Please view the color samples at building 1035 Tarpon Cove Drive #101)

\_\_\_\_\_ Option 1 – "Off White with Urban Bronze" (Darker)



\_\_\_\_\_ Option 2 – "Off White with Dovetail" (Lighter)



**4) (see instructions)**

EMAIL: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

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### SUBSTITUTION OF PROXY

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

Dated: \_\_\_\_\_

(Proxy Holder)

*In no event shall this proxy be valid for a period longer than 90 days  
after the date of the first meeting for which it was given.*

**SHERWIN-WILLIAMS.**

Option 1 (Darker trim)



**SHERWIN-WILLIAMS.**

Option 2 (Lighter trim)



**UNAPPROVED MINUTES**  
**Village of Martinique Condominium Association**  
**MEMBERS ANNUAL MEETING 2024**

**Monday, April 1, 2024, 10:00 a.m.**  
**Tarpon Cove Community Center Naples, FL 34110**

**PRESENT:** Mike Shields  
Suzanne Goeren  
Charles Ingle

Also Present: David Blouir of DB Community Resources and more than 11 members in person/proxy.

**1. Call to Order**

The meeting was called to order at 10:00 a.m.

**2. Establish a Quorum**

Quorum was established with **19** members in person or by proxy. (5 needed)

**3. Proof of Notice of Meeting**

Proof of notice was confirmed according to FL statutes and association's documents.

**4. Reading or waiver of Reading of Last Annual Meeting Minutes**

The reading of the past annual meeting minutes was waived. The Minutes were approved.

**5. Announcement of 2024 Board of Directors**

Mike Shields – Term expiring in 2025

Suzanne Goeren – Term expiring in 2025

Charles Ingle – Term expiring in 2026

Representative to TCCA Master Board – Charles Ingle – Term expiring in 2026

**6. President's Report:** President Shields gave his report on the 2023 year, thanking the volunteers:

- BOD Members Chuck Ingle and Suzanne Goeren
- Social Committee Members Betsy McGraw, Pat Kahl, Josephine Daprano, and Anne Bramante.
- Landscape Committee Representative Pat Kahl
- Handyman Andrea Lloha

**7. Treasurer's Report:** Charles Ingle discussed the association financials, noting two key areas:

- a)** Insurance costs continue to drive the increase in quarterly fees.
- b)** We are due for building painting but the quotes we've received are nearly double the last quotes received in 2020 on which the current reserve values were based.

**8. Landscape Committee Report:** The 2024 spring walkthrough will be scheduled in the next week with Leo Jr, Suzanne Goeren, and Pat Kahl.

**9. New Business**

- **Roll Over of Excess Funds...** It was unanimously approved by all members present in person and by proxy to rollover excess association funds to next year's budget (if any). **(11-0)**

- **Waive the requirement to have an independent CPA to compile/review of the December 31, 2024 Financial Statement...** Waiver of the audit requirement was approved by the majority of members present in person and by proxy. **(10-1)**

10. **Resident Comment Period.** After all official business was conducted, the board discussed two issues:

- a) Painting:** Painting will be on hold until we have enough money in reserves to cover the cost of the project in full. To date, all of our bids were 50-100% higher than the latest bids from 2020, on which the current reserves were based.
- b) Electric Vehicle Charging and Carport Electric Use:** The board and those in attendance discussed the use of the carport power outlets for charging vehicles and their use when unattended. A board resolution was drafted by the association's attorney that will be discussed and voted on at a later meeting. The resolution is attached to these minutes.

**11. Adjournment**

With no other business to conduct the meeting was adjourned at 10:45 a.m.

Respectfully submitted, David Blouir

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**UNAPPROVED MINUTES**  
**Village of Martinique Condominium Association**  
**ORGANIZATIONAL MEETING 2024**

**Monday, April 1, 2024, 10:00 a.m.**  
**Tarpon Cove Community Center Naples, FL 34110**

**PRESENT:** Mike Shields  
Suzanne Goeren  
Charles Ingle

Also Present: David Blouir of DB Community Resources.

**1. Call to Order:**

The meeting was called to order at 11:00 a.m.

**2. Announcement of 2024 Officer Positions:**

**A motion was made to retain the same positions as 2023.**

Mike Shields – President  
Suzanne Goeren – Secretary  
Charles Ingle – Treasurer

**3. Adjournment: With no further business to discuss, the meeting was adjourned at 11:05 a.m.**

Respectfully submitted,

David Blouir, CAM  
Property Manager