

VISTA I AT HERITAGE BAY ASSOCIATION, INC.
GENERAL AND LIMITED PROXY

The undersigned owners, or their voting representative in **BUILDING _____ UNIT _____** in **Vista I at Heritage Bay Association, Inc.** hereby appoint the Secretary of the Association; his designee, or as a nominee the following real person to be my proxy holder _____ and proxy with power of substitution for and in the name of the place of the undersigned, to appear, represent and cast votes only as I specifically instruct in reference to the following matters to come before the **MEMBERSHIP MEETING** of the Vista I at Heritage Bay Association, Inc. to be held on **March 14th, 2025 at 4:00 PM at Seacrest Southwest Conference Room 1044 Castello Dr, Suite #206, Naples FL 34103 and via ZOOM.**

GENERAL POWERS ~ I hereby authorize and instruct my proxy to use his best judgment on all matters which properly come before the meeting as may be authorized by Florida Statutes 718. **LIMITED POWERS**~ Pursuant to Florida Statute 718, I hereby specifically instruct my proxy to cast my vote in reference to the following matters as I have indicated below.

VISTA I BUILDING COLOR CHANGE

HISTORY: *The Neighborhood Associations of the Vista Commons is the MASTER ASSOCIATION of the Vista Townhomes (104 Units), Vista III (46 Units) Vista I (40 Units). Each neighborhood has an ongoing obligation to financially reserve and perform periodic building maintenance pursuant to the Governing Documents to include painting and caulking of their respective buildings. The painting was previously completed in 2016 and then required every 7 years based on useable life and planned for early 2025. Painting will take place regardless of the color change. The painting color palette currently on the buildings is approaching 20 years is outdated and fading and due to the dark color palette. The maintenance requirement for this color palette has led to challenges with color matching for touch up. This will also include a concrete surface touchup at entryways, which is yet to be determined.*

- 1. PAINTING SCOPE OF WORK:** If the color change is approved, lanai painting will be included for every unit and incorporated into the painting project. If the color change is not approved owners will be responsible for the expense of painting their own lanais as they are considered a limited common element. A color change to the buildings is considered a material alteration which requires a member vote. **Please vote YES if you support changing the color of the building to be decided by polling the membership at large;** polling is pursuant to the Governing Documents for the Neighborhoods. **Vote NO: if you would like the paint to remain the same color,** which owners will be responsible for painting their lanai (limited common element). **COLOR SELECTION IS ON THE SECOND PAGE.**

YES NO

- 2. CARRYOVER:** Any excess membership income over membership expenses for the year ended December 31, 2024 as defined in IRS Sec. 277 shall be applied against the subsequent tax year member's assessments, as provided by IRS Revenue Ruling 70-604. **(If not carried forward, the excess would be subject to Corporate Income Tax)**

YES NO **THE BOARD RECOMMENDS A "YES" VOTE**

3. May the Association borrow reserve funds for operating purposes to meet temporary cash flow needs?

YES NO **THE BOARD RECOMMENDS A "YES" VOTE**

DEEDED NAME _____

Owner's Name (print) _____

Owner's Name (print) _____

Owner's Signature _____

Owner's Signature _____

Date _____

Unit Number _____

This section is to be used if the person to whom you assign your proxy can not attend the meeting and that person assigns the proxy to someone else to vote on your behalf.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ dated _____
and address: _____.

NOTE: This proxy will be valid for no longer than 90 days after the date of the first meeting for which it was given.

PAINT COLOR OPTIONS

CHECK ONE

OPTION 1 (ONE)



OPTION 2 (TWO)

