

2021 Election Process

As reviewed at the February 11, 2021 Board Meeting

The Annual Meeting of the Towers has been scheduled for Thursday, March 11, 2021 at 7:00pm. The notice was mailed to owners of our 538 units on December 17, 2020.

As you saw in the email sent to all owners on Tuesday, February 9, three Board of Directors positions are up for election this year. Four candidates have filed by the January 30 deadline. They are:

Lisa Hook

Richard Michaelson

Ken Richenstein

Manoel Suhet

Ballots and Candidate Statements have been mailed to all owners on February 9.

NOTE: Statutory deadline for the ballots is 14 days prior to the meeting or February 25, but we wanted to give owners as much time as possible to get their ballots mailed in.

A Candidate Forum has been scheduled for Monday, February 15, 2021 at 7:00 pm. It will be conducted virtually with connection information having been emailed last Tuesday--contact the Management Office if you'd like it resent to you. As we did last year, we have an independent board member from another of Key Biscayne's condos to moderate the session, and in addition to inviting each candidate to begin with a 5 minute overview of why they're running this year, he will then ask as many questions as possible in the following 60 minutes. As explained in the email, owners are encouraged to send any questions they'd like asked to specific candidates, or all candidates, via email to the Management Office by 3:00 on Friday, February 12.

Procedures

Each unit having multiple owners should have a voting certificate filed with the management office designating the authorized party for signing ballots. It is

Important that the identity of the signer of the ballot matches the identity of the signer on the voting certificate. For the convenience of owners, a Voting Certificate and preaddressed white envelope are included with the ballot mailing. If no changes are needed, the Voting Certificate need not be returned. If changes are needed, the Voting Certificate should be filled out and returned in the white envelope (not with the ballot).

The Management Office will compare the identity of the signers on the unopened ballots to the voting certificates. If there are apparent differences, the office will do its best to notify the party submitting the ballot and attempt to remedy any discrepancy. We are eager for every qualified owner to be able to vote!

Ballots should be marked and placed and sealed inside the Pink Envelope. The Pink Envelope should then be placed and sealed inside the Gray Envelope, which should be signed by the owner along with the unit number. The sealed Gray Envelope is preaddressed to Sokol & Sokol CPA and should be stamped and placed in the US Mail. Sokol & Sokol will deliver the unopened ballots to the Association Legal Counsel during the afternoon of the Annual Meeting in the Towers Auditorium. Sokol & Sokol will also report to the Management Office the unit number and the signature of each ballot received by their office.

As a convenience for those owners not wishing to mail their ballot, a ballot box will be placed in the lobby of Building 2 where owners may place their ballot. The ballot box will be double locked and opened under supervision of members of the Impartial Committee to collect the ballots.

As noted earlier, in both cases, for purposes of verification, the Gray Envelopes will be examined (not opened!) and compared to the Voting Certificates on file at the Management Office. Should a discrepancy appear, the owner will be contacted to correct the apparent discrepancy.

The members of the Impartial Committee will meet at 3:00 pm on the day of the Annual Meeting in the presence of the Association's Legal Counsel to review the ballots. A separate notice for the meeting of the Impartial Committee will be mailed to owners. A determination will be made as to the matching of identity and signatures between the unopened ballots and the voting certificate for each

unit. At such time, ballots not previously submitted may be delivered to the Impartial Committee in the Auditorium for inclusion in the election results. However, owners will be required to wear masks and maintain appropriate social distancing while delivering ballots. It is possible that this will require additional time for ballot delivery, thus owners are encouraged to mail their ballots or to use the ballot box in Lobby 2 prior to the day of the election.

Due to the ongoing effects of the pandemic, the members of the Impartial Committee will be socially distanced at least six feet apart in the Auditorium and ventilation in the Auditorium will be adjusted (including the opening of the windows, if needed) to minimize potential spread of the virus. Masks will be mandatory for Committee members and the supporting staff and disinfecting supplies will be available. This process can be viewed by owners on Channel 900 while the Committee is conducting its review, verification, and counting of the ballots.

At the annual meeting, the ballot envelopes verified by the Impartial Committee will be opened and counted under the supervision of the Association's Legal Counsel. The results will be reported at the meeting. Following the adjournment of the meeting, the Board of Directors, including the newly elected members, will hold an organizational meeting for the appointment of officers.

For future elections, the Board is considering the implementation of electronic voting. A database program, Concierge Plus is currently in process of being installed, as was explained at the last Board Meeting, and will be rolled out to unit owners in the near future. An update on the rollout is included in the Manager's Report. The implementation of this program will permit unit owners to access billing records and work orders, as well as scheduling events in our common areas and deliveries to units. The significant advantage of the database is the replacement of several disparate databases within the single program. Get Quorum, a separate electronic voting application, has the ability to fully integrate into Concierge Plus without the necessity of maintaining a separate and standalone program requiring multiple data entries. In addition, unlike the e-voting platform we considered last year, Get Quorum would not require that those owners agreeing to use electronic voting would have to additionally receive

voting materials by US Mail. This is a big advantage from both a cost and convenience perspective!

Irrespective of whether the Association adopts electronic voting as an option for owners, the Association cannot require owners to vote by electronic means. Therefore, the current vote by mail process must be maintained (along with the bulk of its costs) until, and only if, all owners opt to vote by electronic means. Thus, in the short run, the adoption of electronic voting will likely increase costs to the Association as we run the two processes in parallel. But we do think it would be a nice convenience for many of our owners.