

**FIRST NOTICE OF DATE OF ANNUAL MEETING  
AND BOARD ELECTION OF  
BELLA VISTA PLAZA WAREHOUSES CONDOMINIUM ASSOCIATION, INC  
AND PROCEDURE FOR QUALIFYING FOR BOARD OF DIRECTORS**

**TO ALL MEMBERS:**

On January 8th, 2019 at 5:00 pm at the location 1750 W 39th Pl, Unit 1001, Hialeah, FL 33012, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted. Subsequent to this "First Notice" you will receive a "Second Notice of Annual Meeting" which Notice will specify the agenda and advise of other important information concerning the Annual Meeting. The purpose of this Notice is to advise you of the date, time, and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

**Qualifying for the Board**

On or before November 29th, 2018, you must give written notice of your desire to run for the Board, either in person at 4920 NW 79th Ave, Office, Doral, FL 33166 or by certified mail addressed to the Associations' mailing address of PO Box 126848, Hialeah, FL 33012. The attached "Notice of Intent to be a Candidate for the Board" may be used for that purpose.

You may submit a one page, one sided Candidate Information Sheet, no larger than 8 ½ inches by 11 inches, containing your qualifications and or platform for office. The candidate information sheet must be received by December 4th, 2018. The Information Sheet and ballots will be mailed to voting members, with the Second Notice of the Annual Meeting, not less than Fourteen (14) days prior to the date of the Annual Meeting.

**Voting Certificate**

A voting certificate is provided to determine who the voting representative will be for your unit if your unit is owned by more than one person or a corporation. Please note the following information about Voting Certificates.

- 1) A voting certificate is for the purpose of establishing who is authorized to vote for a unit owned by more than one person (even if a husband and wife) or a corporation. A voting certificate is not needed if a unit is owned by only one person.
- 2) A voting certificate is not a proxy and may not be used as such. Only an owner or appropriate corporate officer may be named on a voting certificate, not a third party.
- 3) A voting certificate must be signed by all of the owners of the unit or the appropriate corporate officer.
- 4) A voting certificate is enclosed with this notice for your use, if needed.
- 5) The person designated in the voting certificate will receive the Second Notice pertaining to the election of directors and may be authorized to cast the ballot for the election.

Dated: November 8th, 2018

**By Order of the Board of Directors**

**Epic Management Solutions, LLC**

**Notice of Intent to be a Candidate for the Board of Directors of  
Bella Vista Plaza Warehouses Condominium Association, Inc**

I, \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am – am not, enclosing an Information Sheet about myself. I understand and accept that I am completely responsible for any of the information that is contained on the Information Sheet.

Signed: \_\_\_\_\_  
Signature of the Candidate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name of Candidate

**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE  
HOMES**

**Condominium Association Candidate Certification Form\***

I, \_\_\_\_\_, certify that I have read and understand to the best of my ability,  
(print name of candidate)

the governing documents of:

**Bella Vista Plaza Warehouse Condominium Association, Inc**  
(print name of association)

and the provisions of Chapter 718 and any applicable rules.

Signed: \_\_\_\_\_  
(signature of candidate)

Date: \_\_\_\_\_

\*required by section 718.112(2)(d)3, of Chapter 718, Florida Statutes.

**BELLA VISTA PLAZA WAREHOUSES CONDOMINIUM ASSOCIATION, INC**

**Certificate of Appointment of Voting Representative**

**TO: The Secretary of Bella Vista Plaza Warehouses Condominium Association, Inc.**

THIS IS TO CERTIFY, that the undersigned, constituting all the record owners of Unit No: \_\_\_\_\_ property located in Bella Vista Plaza Warehouses Condominium Association, appoint and designate \_\_\_\_\_ as their representative to cast all votes and to express all approvals that they may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the declaration, the articles and the by-laws of the Association.

The following examples illustrate the proper use of this certificate:

- (1) Unit owned by John Doe and his brother Jim Doe. Voting certificate **required** designating either John Doe or Jim Doe as the voting representative.
- (2) Unit owned by Overseas, Inc. a corporation. Voting certificate **must** be filed designating an officer or an employee entitled to vote, signed by the President or Vice President of the corporation and attested by the Secretary or Assistant Secretary of the corporation.
- (3) Unit owned by John Doe only. **No** voting certificate is required.
- (4) Unit owned by Bill and Mary Rose, husband and wife. Voting certificate **required** designating either Bill or Rose as the voting representative.

This certificate is made pursuant to the declaration and the bylaws and shall revoke all prior certificates and be valid until revoked by a subsequent certificate.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 201 \_\_\_\_.

Unit Owner \_\_\_\_\_  
Print name of owner

Unit Number: \_\_\_\_\_

Unit Owner \_\_\_\_\_  
Print name of owner

Unit Owner \_\_\_\_\_  
Print name of owner

Unit Owner \_\_\_\_\_  
Print name of owner