



Monthly Newsletter

Volume 21 Issue 7

February 2023

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Office Manager... Alejandra Cotte

BOARD MEMBERS

President..... Moshe Schneider

Vice Pres. Dr. Richard Stone

Treasurer Barbara Cohen

Secretary..... Aleida Delgado

Director Edward Ohayon

Director Marta Olchyk

Director Isere Halberthal

NUMBERS YOU SHOULD KNOW

Office..... (305) 868-5208

Security (305) 864-7252

Email marbellacondo@att.net

OFFICE HOURS

Monday-Friday..... 9 AM - 4 PM

MARBELLA CONDOMINIUM

9341 Collins Avenue

Surfside, FL 33154



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**BIKES STILL
UNREGISTERED WILL BE
DONATED ON MARCH 1, 2023**



First Notice of the Annual Members' Meeting and Board Member Election and Procedure for Qualifying for the Board for Marbella Condominium Association II, Inc.,

A Florida not-for-profit corporation

THIS NOTICE SHALL SUPERSEDE AND REPLACE ALL PRIOR NOTICES IN CONNECTION WITH THE 2023 ANNUAL MEMBERS' MEETING.

TO ALL MEMBERS:

On, **Tuesday, April 25, 2023 at 7:30 p.m.**, the Annual Members' Meeting of the Association will be held in the Marbella Mezzanine, 9341 Collins Avenue, Surfside Florida and **via Zoom Meeting at:**

Join Zoom Meeting: <https://us02web.zoom.us/j/6559208579?pwd=S2t3Q01QWHJmN1ITYmlDZVZ0Ky9KOT09>

Meeting ID: 655 920 8579 | **Passcode:** 9341

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Notice (cont. from page 1)

Meeting ID: 655 920 8579
Passcode: 9341
Find your local number: <https://us02web.zoom.us/j/6559208579>

The Annual Members' Meeting is for the purpose of electing **seven (7) Directors**, and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE" which notice will specify the agenda and advise of other important information concerning the Annual Members' Meeting and Election.

The purpose of this Notice is to advise you of the date, time and place of the Annual Members' Meeting and Election of the Board of Directors and to inform you of the process for qualifying for the Board.

Qualifying For The Board

On or before **Wednesday, March 15, 2023 by 5:00 pm**, the Association must receive your written Notice of Intent to run for the Board, either by mail or in person, addressed to the following mailing address: **Marbella Condominium Association Office, 9341 Collins Avenue, Surfside Florida 33154**. The attached "Notice of Candidacy" may be used for that purpose.

Continued on page 4



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Notice (cont. from page 3)

Please note it is now the requirement of the Division of Condominiums, Timeshares and Mobile Homes that a newly-elected or appointed director, within 90 days after being elected, shall certify in writing to the Division that he or she has read the Association's governing documents; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary duties to the membership. A certification form will be provided to all elected directors after the election.

In order for the Candidate Information Sheet to be distributed to all Unit Owners, the Candidate Information Sheet must be submitted to the

Association on or before **Friday, March 17, 2023 by 5:00 pm.**

The Information Sheet(s), agenda, ballots, and proxies will be mailed to voting members no later than **Friday, March 31, 2023.**

Article VI, Section 2 of the By-Laws of the Association states:

"2. If a condominium unit is owned by more than one owner, co-partners or a corporation, there shall nevertheless be only one membership assigned to such unit, and the vote for such membership shall be cast by the person designated in a Voting Certificate signed by all of the owners (or the proper corporate officer) of said unit, filed with the Secretary of

the Association. In the absence of such a writing, such vote shall not be counted, except that a Voting Certificate shall not be required when a unit is owned by a husband and his wife only."

If you have filed a Voting Certificate in the past and there are no changes, you do not need to file a new Voting Certificate. If you do need to file a Voting Certificate, one is attached for your use and must be returned to the Marbella office ASAP before the Annual Meeting, no later than **7:30pm Tuesday, April 25, 2023.**

BY ORDER OF THE BOARD OF DIRECTORS
Moshe Schneider
Dated: 02/08/2023

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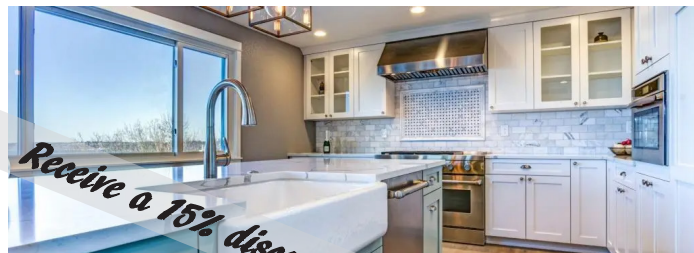
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