

**ANNUAL MEETING
SECOND NOTICE**

To: All Members, Shipyard Condominium Association

The 2019 Annual Meeting and Board Election of Shipyard Condominium Association, Inc., will be held at:

10:00 AM, Friday, February 1, 2019, at the Tropic Cinema – Carper Theater, 416 Eaton Street, Key West, Florida.

Please come to the Annual Meeting between 9:15 and 9:45 AM so that you can sign-in and chat prior to the meeting to enable the meeting to begin promptly at 10:00 AM.

The purpose of this annual unit owner meeting is to elect Directors and to conduct such other business as may lawfully be conducted as provided for under Florida Statute 718.112(2)(d).

The purpose of this SECOND NOTICE, is to provide you with: (1) an Agenda for the Meeting, (2) Ballot Material, and (3) a Proxy for the Meeting.

All members are encouraged to attend the annual meeting. Important information will be discussed which may require your input.

This SECOND NOTICE also serves as notice that, immediately following the Annual Meeting, there will be an organizational meeting of the Board of Directors for the purpose of electing officers of the Association and conducting any such other lawful business of the Association.

Enclosed please find:

Agenda - Annual Meeting on February 1, 2019.

Ballot - All votes for Directors must be made by Members on a written ballot.

Proxy - This is only valid for voting on non-substantive issues addressed at the meeting, meeting quorum requirements, and on those matters specifically limited on the proxy form, not on the election of the Board of Directors. The above referenced ballot must be used for the election of Board members.

PLEASE NOTE:

Whether or not you plan on attending the meeting, please complete the enclosed Proxy and return it to the Association's administrative office prior to the meeting date. Should you decide to attend the meeting in person, any proxy that you have submitted can be reclaimed by you at that time.

*Shipyard Condominium Association
305 Whitehead Street
Key West, Florida 33040*

*305-296-0556 office
305-293-0251 facsimile*

Shipyards Condominium Association, Inc.
ANNUAL MEETING
10:00 AM, Friday, February 1, 2019
Tropic Cinema – Carper Theater, 416 Eaton Street, Key West, Florida.
AGENDA

1. Close of Election Polls
2. Call to Order by Chairperson
3. Certify Quorum
4. Proof of Notice of Meeting
5. Approval of Prior Minutes
6. President’s Report
7. Year 2018 Financial Report
8. Unfinished Business
9. New Business
 - Introduce the Board of Directors.
 - Review reducing annual audit requirement for the present year.
 - Review rolling over excess Member revenues to the following year.
 - Review allowing the use of reserve funds in case of a disaster.
10. Questions and Comments
11. Adjournment

Shipyards Condominium Association, Inc.
Organizational Board of Directors Meeting
Friday, February 1, 2019
Tropic Cinema – Carper Theater, 416 Eaton Street, Key West, Florida.
(Immediately following Annual Meeting)
AGENDA

Purpose: Conduct Regular Business as Properly Brought Before the Board of Directors.

1. Call Meeting to Order
2. Determination of Quorum
3. Proof of Notice of Meeting
4. Approval of Prior Minutes
5. Elect Officers & Appoint Committees
6. Unfinished Business
7. New Business
 - Review the request of owner of 102-12 to install front balcony and enlarge existing windows.
 - Review whether to authorize the use of sunshades within limited common area rear yards.
8. Association Member Input
9. Adjournment

Shipyards Condominium Association, Inc.
Committee Meeting
8:00 AM, Friday, February 1, 2019
305 Whitehead Street, Key West, Florida.
AGENDA

Purpose: Verify qualified voters.

1. Call Meeting to Order
2. Determination of Quorum
3. Proof of Notice of Meeting
4. Verify qualified voters
5. Adjournment

By Order of the Board of Directors of the Shipyards Condominium Association, Inc.

Dear fellow Shipyard owners,

I would like to ask for your consideration to my continuing to serve on the Board of Directors for Shipyard.

I think the Shipyard community is made up of a terrific group of owners. We have a blend of those who live here full time, and many who spend the majority of the year in Key West. I am in that category.

I am currently Vice President on the board and the immediate past president and am the liaison to the Landscape Committee and a co-chair of the Social Committee. Let me take this opportunity to invite you to our annual open house around the pool on Thursday, January 31 with our annual board meeting the next day at 10 AM. This social event gives a wonderful opportunity to meet your fellow owners so I hope to see you there.

I encourage you to join one of our committees depending on your particular area of interest or expertise whether it be finance, landscape, pool or social. It is this committee work that has helped the board be a good steward of your monthly Association dues and to keep the pool the social center of the property surrounded by a lush landscape with varied plant and tree life.

Thank you for your consideration.

Most sincerely,

Jack Agnew

J. Michael Caron
Unit 172
620 Thomas St.
Key West, FL 33040
(305) 294-5575

December 3, 2018

Mr. Sterling Christian
The Shipyard Condominium Association, Inc.
305 Whitehead St.
Key West, FL 33040

Dear Sterling and Association Members,

I hereby submit my notice of intent to again be a candidate for the Board of Directors of the Shipyard Condominium Association. My wife and I have owned in the Shipyard for almost twenty six years and have been full time, year round residents for almost fourteen years. Prior to moving here I had spent my entire business life in the property and casualty insurance industry in both sales and sales management. This past experience has helped and will continue to help the association in providing the proper protection for this beautiful location we all love. My management experience has allowed me to work together with others to achieve common goals. My current service on the Board (13 years) has provided me with a more global view of the Shipyard Association and an understanding of how to get things accomplished.

The current board has done an excellent job over the past several years handling many issues and the future board will need to continue to work co-operatively on such issues as escalating insurance costs, continued development of the Truman Waterfront, funding reserves, maintaining adequate cost effective security, protecting the property rights of owners and providing an atmosphere where people can enjoy the beauty of this wonderful place.

My experience on the current board, in small business, as former chairman of the board of the YMCA and membership in several other associations and boards will continue to serve the membership well as a Shipyard board member. Thank you for your consideration.

Sincerely,

J. Michael Caron
Unit 172

The Shipyard Condominium Association
305 Whitehead
Key West, Florida 33040

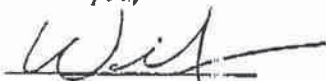
December 19, 2018

My wife Paige and I have owned unit 210-9 since 2003. It has been my pleasure to serve as Secretary on the Shipyard Condominium Association Board. Working with other Board members, Committees and our Management Company, I feel that our grounds and buildings have been well maintained.

I have owned my Real Estate Company in Bel Air, MD for the last 42 years and have been a developer and builder of many projects. Also I served in the Maryland General Assembly for 20 years and am active in several local community organizations.

I would appreciate your vote

Thank you,


William H. Cox, Jr.

Fellow Shipyard Owners,

My name is William F. (Bill) Dehning and I am asking for your vote to serve on the Board of the Shipyard Condominium Association. Jean and I have been owners in the Shipyard since 2001 and have finally retired we are looking forward to spending the winter in Key West.

Jean and I owned and operated a textile distribution business for 39 years. My business experience included importing and distributing white industrial cotton products as well as owning a commercial building. In addition I served on the Board of the 3200 Condominium Association for 5 years and as President for 3 years. I have also served on the Boards of the Greater Minneapolis Girl Scout Council and Mount Olivet Lutheran Church. These experiences are a good fit for understanding the many financial and maintenance needs of Shipyard.

Bill Dehning



Fairfax Animal Hospital
5818 Seminary Rd., Unit D • Falls Church, VA 22041 • (703) 820-2557
petdock@verizon.net • www.fairfaxanimalhospital.com

4 Dec 2018

To: Shipyard Condominium Assn.

I would like to stand for election to the Shipyard HOA. Enclosed are my qualifications for this position:

I owned and managed the Fairfax Animal Hospital in Falls Church Virginia from 1978 until selling in September 2014.

I was either on the board, or president of the board of a 96 unit condominium association at Snowshoe Mountain Resort in West Virginia from 1985-2005, directly involved in all, including day-to-day operations.

I am currently vice president of a small, 16 unit, condominium association in Ybor City (Tampa).

I believe that, my expertise of having run and managed a business for 40 years, and HOA direction for upward to 30 years, makes me uniquely qualified to be involved in the our Condominium Assn.

A handwritten signature in black ink, appearing to read "Jerrold H Goldfarb". The signature is written in a cursive, flowing style.

JERROLD H GOLDFARB, DVM

Dear neighbors,

I would ask for your support to continue serving on the Shipyard board of directors.

I have been the Treasurer on the board for the past several years and have tried to be a good steward of you money along with the Finance Committee. Sometimes it pays to proactive in spending money to avoid larger expenses down the line. I supported doing the roofs, fresh coat of paint on the buildings, and the new blacktop.

I hope to see you at this year's annual meeting where I will break down what was spent .

And finally, I would like to commend and thank Sterling and the management company staff for their work.

My wife Corinne and I live in Shipyard unit 210-15 for six months a year and love it here, the rest of time in Central and Northern Wisconsin. I thank you for your consideration in my continuing to serve you on the board. See you at the Social and at the Annual meeting coming up check your emails for dates.

Sincerely,

Dan Johnson

SHIPYARD CONDOMINIUM ASSOCIATION, INC.

305 Whitehead Street Key West, Florida 33040 305/296-0556 305/293-0251 facsimile

BALLOT

2019 CANDIDATES FOR BOARD OF DIRECTORS

Five Board of Director positions are to be filled. Please choose a maximum of five candidates.

IF MORE THAN FIVE CANDIDATES ARE SELECTED, THIS BALLOT WILL BE VOID.

- _____ Jack Agnew
- _____ J. Michael Caron
- _____ William H. Cox, Jr.
- _____ William L Dehning
- _____ Jerrold Goldfarb
- _____ Dan Johnson

1. If you will be attending the Annual Meeting, you may bring this Ballot and the two enclosed envelopes with you to the meeting to be completed there. However, per condominium law, nominations will not be accepted from the floor the day of the meeting.

2. If you cannot attend the Annual Meeting, you can return your Ballot to the administrative offices prior to the meeting. Such absentee Ballots cannot be changed or amended at the Annual Meeting.

All Ballots must first be enclosed in the BALLOT envelope and sealed.

After you enclose your Ballot in the BALLOT envelope, then insert it in the RETURN ENVELOPE. Be sure to complete all the information on the outside of the envelope. If this information is not included, this ballot will be VOID.

If you own more than one unit, a separate Ballot must be submitted for each unit and each enclosed in a separate set of envelopes.

DO NOT ENCLOSE your PROXY in the ballot envelopes.

SHIPYARD CONDOMINIUM ASSOCIATION, INC.

PROXY

The undersigned hereby appoints _____ (or if left blank, the Secretary of the Association) as Proxy, with full power of substitution, to attend the Annual meeting of the Association to be held February 1, 2019 at 10:00AM at the Tropic Cinema – Carper Theater, 416 Eaton Street, Key West, Florida or any adjournment or adjournments thereof.

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder’s authority is limited as indicated below:

LIMITED POWERS. I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matter as indicated below:

1. Approve of reducing the audit requirement to a review of the financial records of the Association for this year.

- Cast my vote to approve of reducing the audit requirement to a review of the financial records.
Cast my vote against reducing the audit requirement to a review of the financial records.

2. Approve of rolling over any excess member revenues to the following calendar year. The Board of Directors supports the rollover in that the budget is put together based on the rollover being approved as has been done in the past.

- Cast my vote to approve of rolling over any excess member revenues to the following year.
Cast my vote against rolling over any excess member revenues to the following year.

3. Approve of allowing the use of reserve funds in case of a disaster.

- Cast my vote to approve of allowing the use of reserve funds in case of a disaster.
Cast my vote against allowing the use of reserve funds in case of a disaster.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Please remember to date and sign the proxy form; otherwise the proxy form will be invalid.

Proxies may be mailed, faxed, emailed or hand delivered to the Administrative office prior to the Annual Meeting.

Dated this ____ day of _____, 20__.

If the unit/home/lot is owned by more than one person, all owners must sign unless one of the owners has been appointed to act individually by way of a voting certificate.

Signature of Owners _____ Print Names _____
Unit #/Lot#/Home Address _____

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, designates _____ to substitute for me in voting the proxy set forth above.

Date: _____

In no event shall this proxy be valid for any period that exceeds the requirements of the governing documents of the Association or applicable state or local laws governing community associations. This proxy is revocable by the unit owner.