

St. Augustine Ocean & Racquet Club Condominium Association, Inc.
Final Notice of 2022 Annual Meeting of Members
AND
Election of Directors

To: All Unit Owners

NOTICE is hereby given that a regular election to fill the vacancies on the Board of Directors caused by the expiration of the terms of office will occur at the time and place at which the annual meeting is scheduled to occur; that being:

Date: October 15, 2022

Hour: 10 AM

Place: The Annual Owner's Meeting will be in person and broadcasted via Zoom from 880 A1A Beach Blvd., St. Augustine, FL 32080.

PLEASE TAKE NOTICE OF THE FOLLOWING:

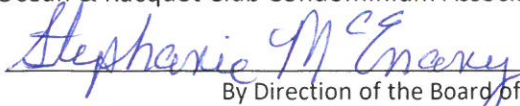
The primary purpose of the meeting is the election of members of the Board of Directors. There are six (6) vacancies to be filled on the nine (9) member Board of Directors. Because the Association has established "staggered" terms for the Directors, the three (3) candidates who receive the greatest number of votes will serve two-year terms and the other three (3) will serve a one-year term. The election process is as follows:

- A. **BALLOT:** Your ballot for the election of Directors with appropriate envelopes is enclosed. To ensure that your ballot is validated, be sure to read and carefully follow the instructions on the ballot form. Ballots must be either mailed or hand delivered to the Association. They cannot be sent via facsimile or electronic transmission (email). The signature on the outer envelope **MUST** be the signature of the "Primary Occupant" as designated on the Voter Certificate on file with the Association.
- B. **PROXY:** If you do not intend to attend the annual meeting in person, please complete the enclosed proxy form and return it in the identified envelope so that a quorum can be attained. The following are the steps which you must follow to ensure that your proxy will be valid:
 1. Only the owner (Primary Occupant) identified on the Voter Certificate can sign the proxy.
 2. You may insert the name of the person you wish to act as your proxy holder if you wish. However, for the proxy to be valid, the named person must attend the meeting. If you choose not to insert a name, then the Secretary of the Association will serve as your proxy.
 3. The General Proxy will only be used for the establishment of a quorum, which is a majority of the voting interest in the Association.
 4. Please return the Proxy in the envelope identified as the *PROXY* envelope.
- C. **VOTING CERTIFICATE:** Article II. C. of the ORC Bylaws States: *"The instrument designating the Primary Occupant shall be filed with the Association, and the person so designated shall be and remain the Primary Occupant of the Unit until such designation has been revoked by written instrument executed by the owner of the Unit or by lawful conveyance of the Unit. The Primary Occupant of the Unit shall be the only person entitled to cast or exercise, in person or by proxy, the vote of the owners of such unit at any meeting of Members or in connection with any action concerning which members of the Association shall be required of allowed to vote or otherwise act."*
 1. If you are uncertain whether a Certificate is on file with the Association, please complete the attached copy and return in the "Proxy" envelope.

Enclosures:

- Annual Meeting Agenda
- Organizational Meeting Agenda
- Voting Certificate
- General Proxy and Proxy Envelope
- Ballot and Ballot Envelope
- Candidate Resumes
- Calendar of Events
- Return Envelope

St Augustine Ocean & Racquet Club Condominium Association, Inc


By Direction of the Board of Directors
Stephanie McEnany, CAM
St. Augustine Ocean & Racquet Club Association, Inc

Notice Date: September 15, 2022

St. Augustine Ocean & Racquet Club Condominium Association, Inc.

Annual Meeting of the Members
On-site Clubhouse & Via Zoom Platform
880 A1A Beach Blvd. St. Augustine Beach, FL 32080
October 15, 2022, 10:00 am

Join via Zoom by logging into www.zoom.com and entering the Meeting ID and Passcode provided.
Meeting ID: 481 481 6259 Passcode: 082922

Conference Call # 312-626-6799

AGENDA

1. Call to Order
2. Determination of a Quorum
3. Last Call for Proxies and Ballots
4. Appoint Ballot Counting Committee and Commence Ballot Counting
5. Approval of Minutes of the 2021 Annual Meeting of the Members from October 16, 2021
6. Introduction of the Candidates for Election to the Board of Directors
7. Officer Reports
 - a. President
 - b. Treasurer
8. Committee Reports
 - a. Finance
 - b. Rental
 - c. Rules
 - d. Buildings & Grounds
 - e. Social
9. General Business to come before the Members
 - a. Limited Proxy Results – Racquetball Court
10. Announce Results of Director Election
11. Comments from the New President
12. Owner Comments
13. Adjourn

St. Augustine Ocean & Racquet Club Condominium Association, Inc.
Annual Directors Organizational Meeting
October 15, 2022, at 11:00 a.m.
(Or immediately following the Annual Meeting)

AGENDA

1. Call to Order
2. Determination of a Quorum
3. Approve 2021 Organizational Board Meeting Minutes-October 16, 2021
4. Appointment of Officers
5. Adjourn

ST. AUGUSTINE OCEAN & RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.
DESIGNATION OF VOTING MEMBER (“VOTING CERTIFICATE”)

To the Secretary of ST. AUGUSTINE OCEAN & RACQUET RESORT CLUB CONDOMINIUM ASSOCIATION, INC, hereinafter referred to as the “Association.”

Condominium Unit Number _____ have designated _____ as the voting member to cast all votes and to express all approvals that such owners 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 By-Laws of the Association.

NO VOTING CERTIFICATE REQUIRED for Single Owner

VOTING CERTIFICATE REQUIRED for Joint Owners, Trusts, Company, LLC, or Corporation owned.

- 1. Joint Owners** – Voting Certificate required and must designate one Voting Member. This includes husband and wife, and joint tenants.
- 2. Trust or Company Owned** -- Voting Certificate is required designating one person entitled to vote and signed by Trustee(s) or Owner(s) of Company.
- 3. Corporation or LLC Owned** -- Voting Certificate is required designating one person entitled to vote and signed by President or Vice-President of Corporation and/or LLC and attested to by Secretary or Assistant Secretary of Corporation and/or LLC.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and shall be valid until revoked by a subsequent Certificate.

_____	_____	_____
Owner Name (Please Print)	Owner Signature	Date
_____	_____	_____
Owner Name (Please Print)	Owner Signature	Date
_____	_____	_____
Owner Name (Please Print)	Owner Signature	Date

Instructions:

- Certificate is required to establish who is authorized to vote for a property owned by more than one person.
- This certificate must be signed by all owners of the property or the appropriate corporate officer.
- Designate one of the Joint Owners of the Unit as the Voting Member – NOT A THIRD PERSON.
- This document is **not a Proxy** and cannot be used as such.
- Certificate must be submitted to Association prior to the scheduled meeting.
- Return to: **ST. AUGUSTINE OCEAN & RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.**, 120 Sea Grove Main Street, St Augustine, FL 32080

– **OR** e-mail to: stephanie@oceanandracquet.com

THIS CERTIFICATE DOES NOT ALLOW ANOTHER INDIVIDUAL TO CAST A BALLOT FOR YOU IN AN ELECTION.

St. Augustine Ocean & Racquet Club Condominium Association, Inc.

880 A1A Beach Blvd., St. Augustine, FL 32080

904.471.0932 office

stephanie@oceanandracquet.com

General Proxy

INSTRUCTIONS: If you do not plan to be present for the meeting, it is important that you complete and return this Proxy so that a quorum can be obtained. Please fill in your St. Augustine Ocean & Racquet Condominium Association, Inc. address and the name of the person you desire to vote on your behalf. Please sign, date, and return this Proxy in the enclosed envelope marked PROXY so that it reaches the Association not later than Friday, October 14, 2022 at 5 PM.

I, the undersigned, being the owner of the condo in St. Augustine Ocean & Racquet Club Condominium Association, Inc., which address is _____ do hereby appoint as my attorney-in-fact, _____, *or in the absence of specifically naming an attorney-in-fact, the Secretary of the Association*, as my Proxy holder to attend the meeting of the members of St. Augustine Ocean & Racquet Condominium Association, Inc. The meeting will be held on Saturday, October 15, 2022 at 10 AM. This proxy will be valid for any adjournment thereof, but in no event longer than 90 days after the date of the meeting indicated herein. This Proxy can be revoked at any time prior to the meeting, by the undersigned. 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.

I authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting and for which a general power may be used.

Dated this _____ day of _____ 2022.

Signature of Owner

Printed Name of Owner

Substitution of Proxy (if necessary)

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated this _____ day of _____ 2022.

Proxy Holder

ST. AUGUSTINE OCEAN AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.

2022 ELECTION-OFFICIAL BALLOT

BOARD OF DIRECTORS

INSTRUCTIONS:

Your vote is confidential. Do not sign or otherwise identify your name or unit number on this ballot.

Vote for no more than six (6) candidates. **Voting for more than six (6) will void your ballot** – You may vote for LESS than six candidates. The three candidates with the most votes will serve a two-year term, the other three will serve one-year terms.

To vote for a candidate, check the box to the left of the candidate's name. Write-in candidates are NOT permitted.

Fold and place this ballot in the smaller of the two envelopes (marked "BALLOT") and seal.

If you own more than one unit place each ballot in a separate envelope.

Place the smaller envelope in the larger self-addressed envelope with your name, unit number and your signature. Seal the larger envelope, sign your name, and PRINT your name and unit number LEGIBLY on the outer envelope in the space provided.

After completion, mail or hand deliver the envelope to the Association. FAX and EMAIL are NOT permitted.

By law, any BALLOT violating these instructions may have to be disregarded. The Ballot is irrevocable after it is received by the Association.

- CHARALAMBOUS, KATHERINE**
- DUBOWICZ, LOU**
- GRIFFIN, DAN**
- KUHN, CAROL**
- SHAILER, KIM**
- TAYLOR, ANN**
- WELCH, DON**

ST. AUGUSTINE OCEAN & RACQUET CLUB COA, INC.

880 A1A Beach Boulevard
St. Augustine, FL 32080

Candidate Information Sheet – 2022-2023

Name: Katherine Charalambous Unit Number #5312

Describe your interests and/or hobbies:

My greatest interest is my family. My husband George and I are fortunate to have my sons and their families living near by. Volunteering in the local schools and cheering at my grandchildren's soccer games gives me great pleasure. I am actively involved in church activities and enjoy cooking, reading, walking, dancing and playing Mah Jongg. I am very social and outgoing individual with a positive attitude.

Qualifications:

Having been an educator for over thirty years, I have served as chairperson and director of numerous county and school-wide committees. I served on the board of Oand R and currently I'm on the social committee and strive to come up with new activities.

If elected to the Board of Directors what issue would be the most pressing?

Upkeep of our community is essential. We need to maintain and improve our investments at Oand R. Listening to and evaluating concerns from both owners and renters is important. I initiated and continue to support the board's decisions on the R.A.C. There is always need for improvement. I believe the board is a means to an end.

What strength do you believe you would bring to the Board of Directors?

Oand R has diversified needs and issues. Over the years many changes have occurred in demographics, economics and technology. I would like to be a liaison between our senior owners who are not tech savvy, and yet have valuable input. These individuals may not be able to attend meetings and not have access to the knowledge of joining in a virtual chat. Yet their concerns should be acknowledged and considered. Verbal communication is one of my many strengths and with the proper technological support I would be an asset to the board.

Lou Dubowicz

Unit 7302

First of all I'd like to welcome all the new owner to SAOR.

My wife Joan and I purchased our unit in April of 2012. We spend Oct. thru April here as well as 2-3 weeks during the summer.

We have seen tremendous improvements during our time here and want to see these improvements continue to make our complex the best on the beach.

I am presently Chairman of the Buildings and Grounds Committee. This year we replaced all the pool furniture at the large pool and refurbished the floor in the pool house bathrooms. The elevator in Bldg. 8 is presently being upgraded and modernized. Our largest and most expensive project this year will start in late September early October. All the Buildings in the complex will be painted, this also includes painting the floors, ceilings and soft washing and sealing the Mansard Tiles. This project will take approximately 3 months and will be going on during the owners meeting.

I want to continue improving our community while being fiscally responsible and keeping our reserves fully funded.

Dan C. Griffin

880 A1A Beach Blvd #3101

St Augustine FL 32080

Owners, St Augustine Ocean and Racquet Resort,

I have been an owner and full time resident of the Ocean and Racquet Resort since 1989. I am a veteran, having served in the U.S. Navy during the Viet-Nam era. I am retired from the U. S. Postal Service where I served in various administrative and management positions. Some of those positions are: Postal Systems Examiner; Associate Office Coordinator; Postmaster, Bunnell, FL; Officer-in-Charge, Ponte Vedra Beach FL; and Postmaster, Flagler Beach/Palm Coast FL.

I have served the Ocean and Racquet Resort on the Board of Directors two times in the past for two years each term. I feel that with my background and previous board experience I can be an asset to our Association once again.

I ask for your vote because I will work with management and the board of directors to maintain and improve our investments.

Sincerely,

A handwritten signature in cursive script that reads "Dan C. Griffin". The signature is written in dark ink and is positioned to the right of the typed name.

Dan C. Griffin

Carol Kuhn

Unit #4103

To the owners at Ocean & Racquet:

My husband George & I bought our unit at Ocean and Racquet in 1997. We currently live in the Cypress Lakes Subdivision in Elkton Florida. My husband retired from teaching in 2010 so we have officially made Florida our primary residence.

I retired in 1992 after working for more than 30 years in Computer Operations Management. We have 3 children and 5 grandchildren.

I have had the pleasure of serving on the Board of Directors the past eleven years, and as your Treasurer prior to the 2021 board change. I have tried to represent the owner's interest as much as possible.

Because I am in the area I try to attend almost all of the committee meetings and the board meetings. I feel attendance of the meetings in person or by phone is an important part of being a board member.

We spend a lot of time here at Ocean & Racquet Club either updating our unit or visiting when my family and friends are in the area. We have the opportunity to meet many of the guests at the pool and other functions which gives us a good feel for how things are going on the property.

As an owner as well as a renter I feel that I can appreciate both areas of concern. We have one of the nicest complexes on the beach and I would like to help with the decisions that will keep it that way.

I would appreciate the opportunity to continue to represent you on the Board of Directors. Please consider voting for me in the upcoming election.

Thank you,

Carol Kuhn

Kim Shailer Unit 6104

Candidate Information Sheet - 2022 - 2023

Interests and activities

- My wife Sharon and I purchased our unit in early 2017. We permanently relocated to Saint Augustine in 2020 and plan to reside at Ocean and Racquet in the future.
- We enjoy being active in our church, volunteering at Ayla's Acres No-Kill Animal Rescue, and the community.
- I am currently serving on the board, having been asked to fill a position that became vacant in January 2022.
- I am an active member of the Building and Grounds Committee. Prior to that, I was a member of the Rental Committee.

Qualifications and Strengths

- My varied background brings many skills that are beneficial to the Board and our Association .
- As a past Community Association Management Florida Licensee I bring knowledge of association management and the importance of the Board's relationship..
- As a retired Army Lieutenant Colonel I bring logistical skills of providing for the health, welfare, and training of up to about a thousand soldiers.
- As a retired hotel owner I bring facilities management, human resources, and marketing/ public relations skills.
- As a Licensed Heating, Air Conditioning, and Refrigeration (HVAC-R in GA & SC) business owner and the HVAC Technician in a small GA Hospital Engineering Department, I bring a level of technical ability and knowledge needed to understand much of our associations infrastructure.
- As past President of the Jacksonville FL Beaches Association and past President of the Topsail Island NC Chamber of Commerce I bring community and volunteer team building.

Most Pressing Issues if Elected

- Complete implementation of our association's involvement with the MY Green Condo Platform which offers better communication between owners, tenants, board members and our property manager.
- Increasing Rental income contribution from our Association's rental team by motivating owners who rent using outside rental companies. Our Rental Team contributes a good amount to the Association, reducing all our association fees. Further assisting our Rental Team with marketing ideas.

If you wish to discuss anything further or have questions of me personally , you may email me at kim@KimShailer.com or call me at 904-330-1244.

I ask for your vote to continue working with the Board of Directors and Management to improve our investments in the Ocean and Racquet Resort.

Thank You,



Name: Ann Taylor

Unit Number 2303

Describe your interests and/or hobbies:

Enjoying our beautiful beach, water activities and supporting local businesses. I take great interest in our area and am always learning what is new and what is going on in our community.

Qualifications:

I currently serve on the board, and I am also on my St. Augustine neighborhood HOA board. I work closely with my HOA's management company, and they rely on me for a number of things in my community that I assist with. I am proud that I have helped encourage more engagement amongst the community. I have been an active volunteer in our community and joined the Social Committee. This past year I assisted with several successful events and brought innovative ideas to the group. Some of these include Food Trucks, Happy Hour Events with complimentary beer/wine and a casino cruise day trip. I am proud of my efforts to meet and listen to what is important to owners and respond in a timely manner. I am always sharing my cell phone and email and believe in open communication. Furthermore, I take my fiduciary responsibility seriously to make honest, thoughtful decisions on all matters that come before the board.

If elected to the Board of Directors what issue would be most pressing?

Transparency and communication between the owners, the board and the management company should remain a priority.

We have a number of out- of- town owners that rely on rental revenue from their condo. We need to strive to have the Rental Management utilize contemporary marketing solutions. I would like to assist with finding innovative ways to increase our Reserve and Operating Funds, keeping maintenance fees affordable and improving amenities and services in a cost-effective manner. My goal as a board member for Ocean and Racquet Resort is to make this the type of resort that owners and vacationers want to come back to.

What strength do you believe you would bring to the Board of Directors?

I live nearby and spend a lot of time on the property year-round. I can continue to do things such as sign checks and assist in any way that is needed. I have the ability to share extensive research and recommendations from being on another local board. Last year I suggested the new pool chairs that we purchased. I take great pride in ownership in St. Augustine Ocean and Racquet Resort and want to be involved in maintaining and improving our wonderful community. I strongly feel that with my experience and passion I can continue to be in my position on the Board of Directors. In addition, I attend the St. Johns County commissioner meetings and planning meetings and stay abreast of any new developments/ areas of concern in our area that may affect our property.

DON WELCH

Unit 3220

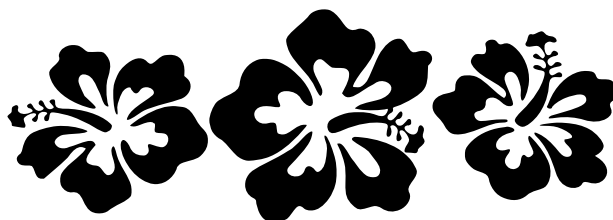
To the Owners at St. Augustine Ocean & Racquet:

I am asking you to vote for me so I can continue to serve you and the St. Augustine Ocean & Racquet community. I believe my living at O&R is a benefit to the Association since residents are aware of the day-to-day operations and situations that occur and need to be dealt with. If elected again, I also bring my O&R background and understanding of the history of various policies, problems, and decisions. Because of the age of our complex, it has become even more important to make sure that we continue to maintain it to the excellent level that we all have come to expect.

I feel that I have valuable knowledge of being first a guest renter, then an owner and resident, and also an owner of an O&R rental unit for over ten years. Each one has its own concerns, problems, and priorities. During the years that I have been on the Board, I served as President for two years, Vice-President for two years, Chairman of the Rental Committee for four years, and as a member of the Building & Grounds Committee and Financial Committee. In all of these capacities, my goal was--and will be if elected again--to work with the other Board members, with the other owners, and with our staff to keep this complex the special place that it has always been.

Sincerely,

Don Welch



Annual Owner's Meeting Calendar of Events October 2022

RSVP by October 11, 2022 : (904) 471-0932 or email: stephanie@oceanandracquet.com

In person location: Ocean & Racquet Resort Clubhouse

Informal Meeting & Rental Committee Meeting also held via Zoom.

Login: www.zoom.com - Meeting ID: 481 481 6259 - Passcode: 082922

Friday, October 14, 2022

10:30 am – Informal Meeting re: Racquetball Court

11:30 am – Keynote Speaker: Jeff Sellers, Principal Engineer

Topic – Recent Condo Building Requirement Changes

2:00 pm – Rental Committee Meeting (lite refreshments served)

5:30 pm – Annual Owner Dinner, “Meet Your Candidates”

Saturday, October 15, 2022

9:15 am – Owner Sign-In with Continental Breakfast

10:00 am – Call the 2022 Annual Meeting of the Members to Order