June 29, 2021

To All Deauville Owners:

Dear Members:

We hope this letter finds you and your loved ones doing well. Recently, the board of directors approved a project to repaint the exterior of our condominium buildings a grey palette with blue doors and, when necessary, to replace the asphalt shingles on our buildings’ roofs to a color to complement the community colors. As you know, our clubhouse was damaged by fire and upon completion it will have an updated aesthetic. The Board would like to capitalize on the clubhouse’s fresh, new appearance by repainting our condominium buildings using a more modern palette of colors (moving away from the dated tan & burgundy). Along with this, the board believes that the buildings’ aged red colored asphalt roofs need to change to compliment the exterior colors of the community, this project to be undertaken at a later date. These changes will undoubtedly improve the aesthetics of our community. Reserves will be used to fund both of these projects. Please look out for July’s Digest, the centerfold will have a rendering of the paint color concept being considered.

Although the project has been approved by the Board, it cannot move forward without approval from a majority of the membership. Enclosed is a voting package in which your vote is needed to approve the project. Please help your community by either submitting your vote/limited proxy for the project or attending the meeting on August 17, 2021 at 4 PM to cast your vote in person.

Thank you in advance for your participation in helping improve our community and quality of life.

Sincerely,

Board of Directors
Deauville Village Condominium Association
Notice of Special Member’s Meeting to Approve Building Painting Project for the Deauville Village Condominium Association, Inc.

TO ALL MEMBERS:

In accordance with the provisions of the Deauville Village Condominium Association, Inc.’s (“Association”) Declarations of Condominium, Articles of Incorporation, and applicable Florida law, notice is hereby given that on August 17, 2021 at 4 PM at the community shuffleboard court, a Special Meeting (“Meeting”) will be held for the purpose of conducting a membership vote to approve repainting the 14 condominium buildings in a grey palette with blue colored doors and changing the color of our buildings’ asphalt roofs to complement the community’s new color palette (“Project”).

Project Details:
For the purposes of uniformity and upgrading the aesthetic of our community, the Association is seeking approval from the members to paint the condominium buildings a modern color scheme, the clubhouse interior designer recommending a grey palette with blue doors and to change the color of our buildings’ asphalt roofs to complement the new color scheme of the community (which will be done at a later date).

Estimated cost of paint color change: $195,000, to be funded by reserves. Asphalt roof replacement may be done at a later date using reserves on hand.

The agenda for the Meeting is as follows:
1. Call Meeting to order.
2. Proof of notice of meeting.
3. Calling of the roll and certifying quorum/proxies.
4. Vote on Project.
5. Tabulation of votes.
6. Adjournment of Meeting.

Pursuant to Section 3.6 of the By-Laws, a quorum of a majority of the Association’s members must be present in person or by proxy for the Meeting to be valid. Further, a majority of the Association’s members must vote in the affirmative to approve the Project. Therefore, it is very important that you either attend the Meeting or return the enclosed limited proxy before the Meeting begins. This meeting will not be held virtually.

BY ORDER OF THE BOARD OF DIRECTORS

Dated: June 29, 2021
Limited Proxy Voting Instructions

If you are unable to attend the Meeting and wish to vote by limited proxy, please note the following information:

1. A limited proxy is for the purpose of appointing another person to vote for you as you specifically direct in the event you are not able to attend the Meeting and for quorum purposes. Your limited proxy must be signed by all owners of the unit or the one among them they designated on a voting certificate. If you cannot attend the Meeting, we request that you cast your vote by using the enclosed limited proxy Form.

2. Every limited proxy shall be revocable and shall automatically terminate after completion of the Meeting for which the limited proxy was filed, any adjournments thereof, and in no event more than ninety days from the original date of the Meeting.

3. The limited proxy can be mailed or hand-delivered to the Association, however, the Association is not responsible for delays in the mail and/or for your limited proxy being timely. Your limited proxy must be received at the address below before the Meeting scheduled for August 17, 2021 at 4 PM:

   Deauville Village Condominium Association, Inc.
   6575 South Oriole Blvd
   Delray Beach, FL 33446

4. If you appoint a limited proxy holder and later decide you will be able to attend the Meeting in person, you may withdraw your limited proxy when you register at the Meeting.

5. A limited proxy may be revoked in writing or superseded by a later limited proxy to another person. It may also be assigned (substituted) by the person designated on the limited proxy to a third person if the person you designate as limited proxy decides that he or she will be unable to attend the Meeting.

   If you cannot attend the Meeting on August 17, 2021 at 4 PM, your limited proxy must be received by the Association before the Meeting begins.
Limited Proxy

Deauville Village Condominium Association, Inc.,

The undersigned owner(s) or designated voter of _____________________________, Unit ______, Delray Beach, FL in Deauville Village Condominium Association, Inc., hereby appoint and designate: (name of limited proxy holder): _______________________________ (if left blank, you appoint and designate the Secretary of the Association) as my limited proxy holder with full powers of substitution, for and in the name, place, and stead of the undersigned to appear for quorum purposes and to cast my vote as specifically directed below at the Special Meeting of the Association on August 17, 2021 at 4 PM, and any adjournment thereof:

YES [___] Change. Approve the Project to repaint the condominium buildings to a grey pallet with blue colored doors and to change the color of our buildings’ asphalt roofs to complement new community colors:

NO [___] No change. Community color palette to remain the same (burgundy/tan painted exterior and red colored asphalt roofs)

__________________________       _______________________       Date: ________________, 2021
Owner (signature)            Print Name

__________________________       _______________________       Date: ________________, 2021
Owner (signature)            Print Name

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