

**SECOND NOTICE OF ANNUAL MEETING-DATE OF ELECTION
AND
ORGANIZATIONAL MEETING OF THE BOARD
VENETIAN CONDOMINIUM, INC.**

March 8, 2022 AT 7:00 PM

TO ALL MEMBERS:

On **March 8, 2022**, at **7:00 P.M.**, in the **Venetian Room** located at 1 Las Olas Circle, Fort Lauderdale, Florida 33316, the Annual Meeting of the Membership of Venetian Condominium, Inc. shall be held for the purpose of electing members of the Board of Governors, voting on proposals as to whether to partially fund the reserves, voting on whether to allow interfund transfers of component reserves, and such other business as may be lawfully conducted.

You are invited to watch and participate in the Annual Meeting (and the Organizational Meeting that will follow) via Zoom or by telephone. The Venetian room will be open to the Counting Committee, those who wish to watch the proceedings on video screen, and those who wish to submit their Governor ballots and Proposal votes in person.

Link: <https://us02web.zoom.us/j/81428016920?pwd=aXo1Q1NBV2VaS0FRZFFkR2VBR2RSZz09>

Meeting ID: 814 2801 6920

Passcode: 042864

Dial by your location:

- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Washington DC)

ANNUAL MEETING AGENDA

1. Election of Chairperson of the Meeting
2. Proof of Notice of Meeting
3. Determination of a Quorum
4. Approval of the Minutes of the Annual Meeting held on March 9, 2021.
5. Vote on Proposals Submitted to the Owners by the Board of Governors:
 - A. 100% Reserve Funding Waiver and Partial Funding of Reserves
 - B. Use of Reserve Funds
6. Close Polls for Vote on Proposals (by Limited Proxy or by Ballot) and Voting for Governors
7. Treasurer's Report
8. President's Report to Owners
9. Announcement of Votes on Proposals

10. Results of Election of Governors

11. Adjournment

***AS YOU MAY RECALL, THE ASSOCIATION HAS IMPLEMENTED ELECTRONIC VOTING. FOR THOSE OWNERS WHO DID NOT SUBMIT A WRITTEN CONSENT FORM TO PARTICIPATE IN ELECTRONIC VOTING, PLEASE FOLLOW THESE INSTRUCTIONS TO CAST YOUR BALLOT*:**

Enclosed is the official (blue) ballot for the election of the Board of Governors. You may vote only for those candidates reflected on the ballot. You may cast your vote in one of the following ways:

(A) You may mark your ballot, insert it into the unmarked blue ballot envelope and insert the sealed blue ballot envelope into the outer yellow signature envelope. The outer yellow signature envelope must be filled out with the appropriate information and signed by the Unit's authorized voter. Where a Unit is owned individually that person is the voter. In all other forms of ownership, i.e. joint, trust, partnership, etc. only the authorized voter may vote. If you are not sure who is your Unit's authorized voter, please call the office. The Association may not accept any ballots cast in this fashion which are not inserted into a signed yellow signature envelope. You may then use the white envelope addressed to the Venetian to mail the yellow signature envelope, or hand deliver your vote to the Association; or

(B) You may mark your ballot, insert it into the unmarked blue ballot envelope, insert the sealed ballot envelope into the yellow outer envelope, sign as indicated, and bring it with you to the Annual Meeting; or

(C) You may come to outside of the Venetian Room prior to the start of the Annual Meeting, at which there will be ballot forms and envelopes, which you may fill out and cast prior to the meeting.

The ballot should be received before the polls are closed during the Annual Meeting. No ballots that are received after the polls are closed will be counted.

FOR THOSE OWNERS WHO DID SUBMIT A WRITTEN CONSENT FORM TO PARTICIPATE IN ELECTRONIC VOTING, YOU ALREADY HAVE RECEIVED (OR SOON WILL BE RECEIVING) ADDITIONAL COMMUNICATIONS FROM GET QUORUM (THE ELECTRONIC VOTING COMPANY) ON HOW TO PARTICIPATE IN ELECTRONIC VOTING AT THE ANNUAL MEETING FOR THE ELECTION OF GOVERNORS AND CASTING VOTES ON THE TWO (2) OWNER PROPOSALS. PLEASE FOLLOW THOSE INSTRUCTIONS AND CONTACT MANAGEMENT WITH ANY QUESTIONS.

A majority of the Members entitled to vote must be present, by proxy or virtually, to constitute a quorum. Those who vote electronically are also deemed to be present for quorum purposes. Should a quorum of the Membership be in attendance, either by proxy or virtually or by voting electronically, the Association shall conduct all business scheduled for the Annual Meeting. If a quorum is not present, the Board of Governors shall be elected only.

Also enclosed with this Notice is a proxy form. The proxy is for the purpose of appointing another person to attend the meeting for you to help establish quorum and vote on specific proposals being submitted to the Membership. Instructions for completing and returning the proxy are enclosed. ****IF YOU HAVE CONSENTED TO ELECTRONIC VOTING A PROPOSAL BALLOT WILL BE E-MAILED TO YOU SEPARATELY AND YOU DO NOT NEED TO COMPLETE THE PROXY**.**

<GO TO NEXT PAGE>.

An Organizational Board Meeting shall be held immediately following the 7:00 p.m. Annual Meeting of the Membership for the purpose of appointing the officers to the Board, and such other business as may lawfully be conducted.

BY ORDER OF THE BOARD OF GOVERNORS

Peter Wieschenberg, Secretary

Dated: February 22, 2022

MINUTES OF THE ANNUAL MEETING OF THE VENETIAN CONDOMINIUM, INC.
March 9, 2021

The meeting was called to order by Manager Wilfredo Lopez at 7:00 PM. The meeting was conducted by Zoom pursuant to the Association's Covid regulations.

Mr. Lopez called for nominations for Chair of the Meeting. Mr. Smith (PH 2) nominated John Burns (217). Second by Rose Barton (1417). No other nominations being heard Mr. Burns was elected by acclamation.

Manager Wilfredo Lopez presented proof that First Notice of the Annual Meeting was mailed and posted in accordance with Florida Statutes 718.112 on January 8, 2021 and Second Notice of the Annual Meeting was mailed and posted in compliance with Florida Statutes 718.112 on February 15, 2021.

Chairman Burns asked Manager Wilfredo Lopez if a quorum was established and Mr. Lopez responded that there was a quorum, there being 123 Members present by proxy (a quorum is 119) as reported by the Counting Committee through March 9, 2021 at 10:30 AM.

Mr. Smith (PH 2) moved that the Minutes of the 2020 Annual Meeting be accepted. Second by Mr. Meister (908). Motion adopted.

Mr. Burns explained the two proposals before the owners for consideration and urged those who had not yet submitted a Limited Proxy or direct ballot to vote. He explained that proxies already submitted could still be changed or revoked and that those who chose not to submit proxies could cast a ballot. He explained that passage of Proposals 1 & 2 required a majority of the quorum at the meeting.

Mr. Burns asked if anyone present still needed time to vote for the proposals by proxy or ballot, or for Governors, and no one responded.

At 7:10 Loren Kroll (512) moved that the polls for voting on Owner Proposals and election of Governors be closed. Second by Kurt Meister (908). Motion adopted. Mr. Burns directed the Counting Committee to begin the count.

President John Burns (217) reviewed the 2020 Audit and gave an historical review of the Association's financial and other activities during the past few years. The Audit is available on our web site, at the office or by mail upon request. In addition to opining upon the sound fiscal condition of the Association he reminded the Membership that there had been no Special Assessment since 2008, which was in the amount of 1.6 million dollars. He then reviewed the major capital reserve projects completed over the subsequent years, entailing expenditures of over 6 million dollars, all without further special assessment. Also, he reminded the Membership that the Venetian passed its 40-year inspection with no remediation required, testimony to the validity of our emphasis on infrastructure maintenance and enhancements,

and the wise expenditure of our funds. He lauded our processes of strategic planning, prioritization of projects and good management. He then entertained questions from the Membership.

A recess was taken at 7:40 PM to allow the Counting Committee to finish its work.

The meeting was reconvened, and the Counting Committee then reported the following results which were announced:

Proposal 1-Full Reserve Waiver and Partial Funding at 22%	Yes - 142	No - 1	Passed
Proposal 2-Reserve Transfers	Yes - 144	No - 1	Passed

Governor Election Results

Bemmett-109	elected to 2-year term
Burns-124	elected to 2-year term
Copeland-59	not elected
Kurlannder-116	elected to 2-year term
Meister-101	elected to 2-year term
Smith-110	elected to 2-year term

Motion to adjourn by Kroll (510), second by Ms. Macaulay (812). Unanimously adopted.
Adjournment at 8:25 PM.

Respectfully submitted,

Genesis Amadur
Secretary/Administrative Assistant

INSTRUCTIONS FOR COMPLETING VENETIAN LIMITED PROXY FOR THOSE NOT VOTING ELECTRONICALLY

Please complete the enclosed proxy and return it as soon as possible. This will permit you to (1) be counted toward the quorum requirement for the meeting so that business may be conducted, and (2) instruct your proxy how to vote on the proposals being submitted to the Owners for a vote. **Your proxy must follow your instructions on how to vote on the proposals and cannot deviate from them.**

Even if you plan to attend the meeting in person, we strongly encourage you to complete the enclosed proxy and return it as soon as possible. This helps us determine that we will have a quorum to conduct business.

TO ENSURE THE VALIDITY OF YOUR PROXY PLEASE NOTE THE FOLLOWING

1. Insert in the appropriate blank the name of the person whom you wish to act as your proxy to cast your vote in your absence. Please note that if the name of your designated proxy is left blank, or if you fill in your own name in the blank, you will be deemed to have named the Association's Secretary as your proxy. **Whoever you choose MUST follow your instructions and vote on the Proposals as you direct. Neither your designated proxy nor the Association's Secretary can change your vote.**
2. Next, instruct your proxy how to vote on the two Proposals by checking off *Yes* or *No* on each of them. We have enclosed an explanation of the proposals.
3. Sign your name, fill in the date, and return the completed proxy to the Association in the enclosed white **Mailing Envelope**. This envelope must be received prior to the scheduled time of the meeting. **DO NOT PUT THE PROXY INTO THE YELLOW SIGNATURE ENVELOPE OR THE BLUE BALLOT ENVELOPE.**
4. It is recommended that you return your completed proxy by mail, or personally to the ballot box in the Lobby, rather than providing same to another person to hand deliver. Only timely mailing or personal delivery will ensure the integrity and receipt of your proxy.
5. If you appoint a proxy and later decide you will attend the meeting and vote in person you may withdraw your proxy when you register your attendance at the meeting and you will be given a ballot to cast your proposal votes. .

PLEASE MAIL IN YOUR OFFICIAL ASSOCIATION PROXY FORM AS SOON AS POSSIBLE TO ENSURE THAT WE HAVE A QUORUM AT THE ANNUAL MEETING TO CONDUCT BUSINESS AND SO THAT YOUR VOICE MAY BE HEARD ON THE IMPORTANT PROPOSALS BEING SUBMITTED TO THE MEMBERSHIP FOR A VOTE.

**EXPLANATION OF PROPOSALS TO BE VOTED UPON
BY OWNERS AT THE 2022 ANNUAL MEETING**

Proposal 1-Full Reserve Waiver: This proposal requires an affirmative vote by a majority of those attending the Annual Meeting (in person or by limited proxy) for approval. If not approved the Board of Governors will be required by Florida Statutes Chapter 718 to fully fund the Reserves with additional funds. This would be done by increasing monthly maintenance retroactive to January 1st resulting in an increase of approximately 118%.

Proposal 2-Reserve Use: This proposal requires an affirmative vote by a majority of those attending the Annual Meeting (in person or by limited proxy) for approval. If not approved a special assessment may have to be made in the event the balance in a reserve component account is insufficient to cover the cost of a major repair or replacement of an item covered by that component account. This could happen if the expenditure must be made sooner than planned or if the cost is greater than was estimated. Under this proposal, in such event, the Board would be empowered to use funds from one or more other component accounts.

VENETIAN CONDOMINIUM, INC. LIMITED PROXY

The undersigned hereby appoints _____ as my proxy (or, if I have not appointed a proxy above or my designated proxy holder is not present at the meeting, I hereby appoint the Secretary of the Association, on behalf of the Governors), with full powers of substitution, for all matters to come before the Annual Meeting of the Venetian Condominium, Inc., to be held on March 8, 2022 at 7:00 P.M. in the Venetian Room at the Condominium, and any lawful adjournment thereof. **The proxy shall vote as specifically directed below.** For all other matters, as provided by law, my proxy shall have general powers to exercise my vote, on my behalf.

I hereby instruct my proxy to vote as follows on the following Proposals:

1. Vote on whether to partially fund the Reserves:

- _____ YES, partially fund the Reserves to the extent of 26% of the full amount.
- _____ NO, fund the Reserves in full.

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.

2. Vote on Use of Reserve Components:

- _____ YES, authorize use of funds in any and all component Reserve accounts, including interest, to defray the costs of any project for which a Reserve component account has been established.
- _____ NO, do not authorize use of funds in any and all component Reserve accounts, including interest, to defray the costs of any project for which a Reserve component account has been established.

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.

Dated this ___ day of _____, 2022

Unit #: _____

x _____

Signature of the Unit Owner or if there is more than one Owner, or a Trust, Partnership, or Corporation, by the Voter Designated on the Unit's Voting Certificate

Print Name

***** (THE FOLLOWING INFORMATION IS NOT TO BE COMPLETED BY THE OWNER)*****

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

Dated: _____, 2022 _____ (Proxy)

SELECT YOUR FOUR (4) CHOICES BELOW AND PUT THIS BLUE BALLOT IN THE BLUE "BALLOT ONLY" ENVELOPE

**VENETIAN CONDOMINIUM, INC
ANNUAL MEETING OF MARCH 8, 2022**

BALLOT FOR THE ELECTION OF FOUR (4) MEMBERS TO THE BOARD OF GOVERNORS

The individuals listed below have submitted their name as a candidate for the Board of Governors.

There are FOUR (4) vacancies to be filled. Please vote for up to FOUR (4) candidates.

The FOUR candidates receiving the most votes will serve for two years.

Indicate your vote for a candidate by marking the **box to the left** of the candidate's name.

<i>Candidate</i>	<i>Unit #</i>
<input type="checkbox"/> Anwar Azer	302
<input type="checkbox"/> Larry Burnette	1402
<input type="checkbox"/> Phil Cordell	1201
<input type="checkbox"/> Mona Dermarkar	1107
<input type="checkbox"/> Loren Kroll	512
<input type="checkbox"/> Kim Macaulay	812
<input type="checkbox"/> Jud Pins	602
<input type="checkbox"/> Peter Wieschenberg	1515

VOTING PROCEDURES

1. Mark the blue ballot to select your choice of candidates.
2. Fold the blue ballot and place it into the small BLUE envelope, marked "**Ballot Only**".
3. Seal the small blue envelope with the blue ballot inside.
4. Place the small blue envelope into the larger YELLOW **Signature Envelope** and seal.
5. **The YELLOW Signature Envelope must be signed, and the unit number filled in.** If one person owns the unit that person signs. If more than one person or a Corporation or Trust or any other entity owns the unit **only** the voter designated on the Voting Certificate may sign.
6. The ballot must be received by the Venetian no later than the close of the polls during the Annual Meeting on March 8, 2022.
7. This procedure must be followed even if you attend the meeting and vote in person.



Anwar (Tony) Azer / 302

I am running for the Venetian board of governors and asking for your support.

My motivation for running is to serve the community and to ensure the continuation of the solid financial footing and the well-maintained status of the property.

Things about me:

- I owned in the Venetian since 2003. Currently retired. The Venetian is my primary residence.
- I chaired the Rules and Regulations Committee for the last 4 years. I intend to continue to do so if asked by the board. I will address any owners concerns regarding rules considered too restrictive or those not restrictive enough.
- My background: software project manager, and director of software development in the medical device domain. Experience in managing both projects and personnel, communication skills, and staffing.
- I intend to help in automating and digitizing some of the Venetian processes to reduce paper. The recent adoption of electronic voting was a step in that direction. I believe there is more to be done.
- I am a strong believer in enhancing the social aspects of our community and increasing opportunities to meet and offer help to our fellow residents who need such help during these difficult times.
- I will vote on any issue that comes before the board based on the merits of the issue. No politics. No rubber-stamping.

January 2022



Larry Burnette

Thank you for your consideration of my candidacy for the Venetian Board of Governors. I would appreciate your vote.

I live in Unit 1402 with my husband, Tim Arnold. Over the last 22 years, we have renovated 5 apartments in the Venetian. I **actively served on the Venetian Board of Governors for 13 years (2007-2019), serving as President 11 years and Vice-President 1 year.** During my tenure, I led the Board to unprecedented improvements, financial stability, and we were honored with the **“2015 Florida Condo of the Year Award”**.

Using my leadership skills, we maintained our facilities while also finding ways to make significant capital and aesthetic improvements. I built the financial reporting system that is still used today to aid us in **looking ahead and staying financially healthy.**

I bring many skills to the Board:

- **Extensive corporate background in accounting and finance** to guide our Association’s financial health. I don’t believe in large maintenance increases or large special assessments unless they are warranted by once-in-a-lifetime failures or acts of nature. I believe in a transparent financial reporting process that allows the Board to effectively plan for current and future needs.
- **Senior corporate management experience leading large organizations** to guide continuous improvement in our planning, administrative, and operational processes. I believe in a principle-based and collaborative approach in solving problems.
- **Extensive experience in renovating property** to guide the balance between **“How Things Work” and “How Things Look”**. I recognize the impact aesthetic changes have on the value of our property and we need to keep our building current and attractive.

I believe that our Association faces several challenges:

- **Finding creative ways to fund much-needed and overdue aesthetic improvements;**
- **Improving communications to keep owners better informed;**
- **Soliciting owner feedback through surveys and encouraging broader owner involvement in the committee processes that we rely on;**
- **Continuing to build on our financial successes without large increases or large special assessments;**

I am a full-time Venetian resident, and I am retired, willing, and able to volunteer my time for the good of our community. I would appreciate your vote for me. Please call me if you would like to discuss any of the above information: 954-579-1423.

One other thought for your consideration. I am working closely with and philosophically aligned with 3 other candidates for the Board. **We share a common vision for the Venetian. In addition to voting for me, I would appreciate your consideration in voting for Phil Cordell, Loren Kroll, and Jud Pins**



Phil Cordell
Proud owner in the
Venetian for almost 20 years

Fellow Venetian owners and neighbors,

I'm both proud and fortunate to have been an owner in the Venetian for almost 20 years. During that time, I've renovated four apartments in our community, and currently own and reside in two of them - #503 and #1201.

Almost immediately after moving in, I was presented with the opportunity to join the Board and proudly served for almost 15 years. During that time, we accomplished much by being both financially mindful and forward-thinking. Together, we ensured the structural integrity of our building and the operations of our mechanical systems were solid; made significant improvements (including the now much-enjoyed pool and picnic areas, tiki hut, and fitness room); and hired a building manager who has helped keep our community operating efficiently and very successfully for many years.

I think it's now time for us to consider a different perspective on how we continue to move our community forward:

- The tragedy in Surfside last year reminds us of the need to ensure that the structural integrity, safety, and security of our building remains paramount – as it has been for many years. That will never be compromised.
- At the same time, we must recognize that a purposeful strategy and plan for cosmetic improvements are also important. We live here, and just as we update our homes/apartments, there are areas of our building that need to be upgraded to ensure it's comfortable for us and attractive for potential future buyers. I have personally donated new artwork for our lobbies, new plants, and other upgraded touches. Within our current budget, we can tackle several enhancements to improve the comfort and appeal of our building.
- **We don't have to choose one (structural) or the other (cosmetic); we can do both with smart and creative thinking. And it can be done within our current financial budget – no need for "big additional costs" as some may have tried to lead you to believe.**

So why do I ask that you consider me, once again, for our Board?

1. I've been in management and leadership with Hilton hotels for 39 years – strategic planning and balancing the need for both structural/mechanical systems with necessary and value-enhancing cosmetic improvements has been a key part of my career with Hilton;
2. I'm fully vested in our Venetian community – I own two units and I'm a full-time resident;
3. I feel that with a different perspective, we can improve the overall safety, comfort, and the look and feel of our community – without additional funding.

One other thought. I'm strategically aligned with three other candidates running for our Board – Larry Burnette, Loren Kroll, and Jud Pins. I ask for your consideration of them as well. We all share a common vision for a different perspective on moving our building forward. Together, we can ensure the continued safety, appeal, and value of our great community.

Thank you



Mona Dermarkar B.Sc., MBA

Unit 1107 - 954-353-5502 - Mona.Dermarkar@hotmail.com

I have been an owner in the Venetian since 2004. My husband and I appreciate the great community of people and the truly unique location in Fort Lauderdale. We feel lucky to be owners in this community.

During our ownership, I have been an active, contributing member of the following committees for many years: Finance, Maintenance, Rules & Regulations. I have analyzed and debated many major decisions and expenditures at the Venetian including reviewing our annual insurance coverage renewal, forecasting reserve spending, and analyzing monthly financial statements. I feel that my contributions and concerns have been heard as I believe that the Board must assume a "big picture" viewpoint on maintaining our homes and unit values.

I am familiar with the history of expenditures and repairs in the past and those projected in the future. In my opinion, our focus on mechanical and infrastructure issues is an important strategy to continue. This strategy has served the Venetian well over many years. We all want to be proud of the Venetian, as it is our home, but tough decisions on spending sometimes have to be made for the benefit of the entire community. I believe that we can prioritize both structural and cosmetic projects in a manner that will avoid special assessments and loans, especially now with interest rates increasing. I believe buyers don't like to see a history of special assessments and loans.

I have retired from my work career over 10 years ago, but I continue to help my children in their business ventures. My 30-year career at a large multinational aerospace company, landed me in the strategic planning and international business development functions, which has given me a well-rounded appreciation of developing and implementing strategies where financial planning, timing, technical reviews, negotiation and coordination with partners and suppliers around the world were keys to successful programs. I have negotiated programs and partnerships with large private multinational companies as well as governments involved in commercial aerospace development and procurement around the world. After my retirement, I provided consulting services to large foreign multinationals to support their strategic goals.

My career has allowed me to have a deep appreciation and understanding of both technical and commercial issues. I have led several multi-skilled teams to arrive at the best decisions for successful investment and development strategies. These well practiced skills have allowed me to contribute to Venetian committees.

As a board member, I wish to bring to the board an added level of support in making the right financial and planning decisions for balanced management of the Venetian Condominium.

I thank you in advance for placing your trust in me, and hope to count on your vote.



LOREN KROLL

Experience:

I am running for re-election to the Board of Governors of our Venetian Condominium Association. I am an incumbent, having been first elected in 2020. My background in law and in community service over the course of my professional career has helped me develop a skill set that has been useful in strengthening interpersonal relationships, engaging in strategic thinking, and promoting consensus building, each being a leadership trait essential for an effective board member. Previously, I have served on Boards for more than ten Profit and Not-For-Profit organizations.

Personal:

PHONE:
585.317.6489

ADDRESS:
1 Las Olas Circle, Apt. 512
Ft. Lauderdale, FL 33316

EMAIL:
loren@lorenkroll.com

My wife Norma and I have been residents of the Venetian since 1995. We spend our summers in Nantucket MA.

I have been a practicing attorney in Rochester, NY for over 52 years. My fields of concentration have been in real estate, estate planning, and family law. In addition, I have served as a mediator and an arbitrator on numerous occasions.

I am a graduate of Syracuse University and Brooklyn Law School.

Statement:

These past two years have been unexpectedly challenging ones for all of us. The Board was faced with making novel decisions affecting the health, safety and general welfare of the owners, staff and visitors. In addition, major decisions were made regarding structural, mechanical, and interior/hallway replacements and improvements. I have been extensively involved in the decision-making process with respect to these issues.

There is much more work to be done to insure that our building maintains its position as the jewel on the beach. We must continue to address the physical integrity of our building while at the same time modernizing the visual aspects of our interiors.

To accomplish these goals, we need to explore creative options which will enable us to fund the ongoing upkeep of our building. Large increases in our monthly maintenance and reserve obligations are not the only solution. Board members need to be imaginative and open-minded.

Three other candidates possess the same mind set as I. We share a common vision for the Venetian. I respectfully ask for your support for my re-election and for the election of candidates **Larry Burnette**, **Phil Cordell** and **Jud Pins**.

Thank you.

Loren



Kim Macaulay
The Venetian
One Las Olas Circle, Apartment 812
Fort Lauderdale, FL 33316

I have lived at the Venetian with my husband Doug since 2013, splitting our time between here and our home in New Vernon, NJ. I was a Vice President at Kidder, Peabody & Co. for eleven years as a financial advisor before retiring when I had my twins in 1993. I volunteered and served on several boards in NJ before becoming a board member at the Venetian in 2020.

Presently, I chair the Administrative Committee at the Venetian where we brought electronic voting to the Association this year. I am a facilitator for the Maintenance Committee to gather input and consensus on new elevator cab interiors. I am also a member of the Finance, Rules and Regulations, and House and Grounds committees.

During the past two years, I've attended approximately two webinars per week to educate myself on aging infrastructure, reserves and reserve studies, protecting property values, funding construction projects, insurance increases for community associations, proactive building maintenance, Broward County's anticipated condominium legislation, budget best practices, building safety, 40/50 year recertification, board member certification, as well as many other condominium concerns through various law firms and management companies.

These webinars have assisted in my decision-making both on the financial demands as well as my fiduciary duty to do my due diligence on every possible solution of structural, maintenance, and amenity enhancements, all in the community's best interest prior to voting on any action.

Specifically, the Broward County legislature is expected to increase reserve requirements and inspections for older buildings due to the tragic collapse of the Surfside condominium. The Venetian will soon be subject to these shifting rules and regulations, which will have a significant financial impact on all our owners.

I served on the Harding Township Board of Education as Finance Chair for sixteen years, where I worked on the annual budget that consisted of prioritizing competing demands with limited fixed funds, as we have at the Venetian. I believe in the collaborative committee process for prioritizing projects to enhance both the structure as well as the aesthetics of our condominium in the most cost-efficient manner, while remaining financially sound. I am particularly interested in forming consensus before spending beyond our means to preclude unnecessary assessments or loans.

If re-elected, I will continue to serve our vibrant community fully dedicated to the continuing success of the Venetian. Please feel free to contact me with any questions or concerns.

kim.macaulay@comcast.net

201-213-3235



JUD PINS

First, let me say thanks for giving me this opportunity to submit my candidacy and to serve as a member of the Board of Directors at the Venetian.

My wife Denise and I reside in units #602/603. We have been residents of this great community since January 2010; supported and participated in many of the Venetian activities and initiatives. This is our home six months of the year (for now), and we enjoy spending time here with our Venetian friends and family. We look forward to the day when we can spend additional time here in Ft. Lauderdale.

I believe that working together as a team is the best approach in making progress. As a business owner I consult with my department managers every morning to make decisions that are in the best interest of my company. I will take the same approach for the benefit of the Venetian building and the residents.

I served on the Venetian Board of Directors in 2017-2019. During that time and as a resident:

- I spent several years on the Finance Committee, Dock Committee, and House, Grounds & Pool Committee; attending several of these meetings via phone and in person.
- As a past member of the Board of Directors I led the Security Committee; working with Wilfredo and members of the Venetian Board to keep our community safe.
- I will bring ideas to the Board and residents that will add to the existing benefit and value of the Venetian.
- I will continue to work together so that our community is managed in a fiscally sound manner; and properly maintain a condo complex that continues to bring greater property values for all of us.
- As a member of the Interior Design Team, we worked together to bring new carpet, paint and tile to our elevator lobby floors to keep our building interiors updated and aligned with the new, modern buildings we have under construction along the beach and neighborhood.
- I will work together with the Board and residents to find ways to creatively fund projects internally and externally that are designed to maintain our beautiful community.
- My goal is for our community to support a committee/team approach. Let's utilize the resources and knowledge of our residents. The community wants to be involved, let's allow them to be involved.
- And, as a Board member I promise you this...I will be transparent, communicative, open to other residents' ideas, and committed to working as a team with like-minded individuals working for the same common goal...to keep our Venetian community awesome.

CONTACT

605.376.7476
jud@creativesurfaces.com

WHO AM I?

I am President and CEO of Creative Surfaces, Inc. a company founded in 1988 as a small local manufacturer of residential kitchen countertops. We are a family owned and operated business; we excel as a high-end manufacturer of commercial cabinetry, casework and countertops; as well as commercial and gaming signage. Over the past 34 years we've grown the business to be a national and international supplier for retail, automotive, hospitality, fitness, educational and the casino industries. We employ 130+ employees; with two manufacturing facilities located in Sioux Falls and Rapid City, South Dakota.

Larry Burnette, Loren Kroll, and Phil Cordell share the same common goals and vision for the Venetian as I do. I ask that when you vote for me, you also consider a vote for them.

If you'd like to visit with me personally about my desires about the Venetian, I'd love to hear from you. Thank you for your vote.

PETER WIESCHENBERG : Unit 1515

As a 12 year owner I have enjoyed my time at the Venetian and appreciate the work our Board, management and staff have contributed to make this happen. Having served on the Venetian Board for the past 2 years, I believe that I could make valuable contributions by serving again. I am a strong believer in supporting the teamwork between owners, Board, management and staff, continued financial stability, maintenance of our facility in top physical condition, supporting management in accomplishing their mandated tasks, and continuing to enhance the vision of our community as a harmonious group of residents proud of where they live.

During the last 2 years the board approved over \$400,000 in interior renovations. Over the next few years the Venetian must complete some major expensive projects in order to keep the building and equipment safe, operational and in compliance with changing governmental ordinances. These projects include elevator modernization including the interiors, completion of the ELSS mandated fire safety project and the next concrete restoration and painting project. All of these are scheduled for completion between now and 2025. I applaud the finance committee for their plan to pay for these projects without having to secure special assessments. If we follow the Financial Plan over the next few years, we should then be in a position to undertake some of the elective projects that are important to our residents. However, if we raid the money that the finance committee recommends be retained for concrete restoration and painting in 2024 and 2025, we will again be facing significant special assessments, a methodology the great majority of our owners have advised that they would prefer to avoid.

I believe my background well serves this mission:

- Master's Degree in Finance and International Business Operations, Fairleigh Dickinson University
- Special Assignments, U.S. Army, beginning with the Berlin Crisis and including intelligence and acting as translator/guide for German President Luebke and President Kennedy
- Senior Manager, IT&T in various financial and operational assignments with broad responsibilities for risk management and environmental remediation at Hartford Insurance Group and Rayonier Natural Resources Group
- Corporate officer, Colt Industries, an international industrial conglomerate with segments in aviation, automotive, diesel engines, firearms, responsible for world-wide risk management, real estate, purchasing and insurance operations, including Chairman and CEO of its insurance subsidiaries world-wide
- Founding Director of XL Capital Inc., an offshore insurance company which is now a major international excess and re-insurance carrier
- President, Aircraft Builders Council, an industry group consisting of the world's major aircraft component manufacturers
- Chairman and CEO of Coltsville Heritage Park, engaged in preserving the original Colt manufacturing complex in Hartford, CT by physically and environmentally rehabilitating the site and converting its use to artisan lofts and small business occupancies as part of a national icon historical restoration which was subsequently designated by Congress as Coltsville National Historic Park.

I would appreciate your vote to enable me to fully contribute my expertise and energy to the Venetian.