

**SECOND NOTICE OF  
ANNUAL MEETING AND ELECTION OF DIRECTORS  
OF SUMMERSIDE ASSOCIATION, INC.**

**TO ALL MEMBERS:**

On **Saturday, December 16<sup>th</sup>, 2023, at 10:00 AM**, in **Summerside Association Community Pool, Sarasota, FL 34238**, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. The agenda for the Annual Meeting is:

1. Call to Order
2. Calling of the roll, certifying of proxies and absentee ballots, and determination of a quorum; or, in lieu thereof, certification and acceptance of registration procedures establishing the number of persons present in person or by proxy
3. Proof of Notice of Meeting
4. Reading of Minutes
5. Reports of Officers and Committees
6. Election of Directors (The election shall take place even if there is not a quorum present).
7. Unfinished Business
8. New Business
  - (a) Vote on Cross Utilization of Reserves
  - (b) Vote on Carry Over
9. Adjournment

A majority of votes entitled (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors; however, at least twenty (20%) percent of the eligible voters must cast a ballot in order to have a valid election. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a Limited Proxy** in order to conduct business other than the election of Directors.

Enclosed with this Notice is a ballot for the election of Directors, as well as timely submitted Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements.

**Instructions for Marking and Returning Ballot for Directors**

**FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD-DEGREE FELONY.**

The enclosed envelopes have been numbered in the lower left-hand corner. Envelope three (#3) is the smallest and is the Ballot Envelope, you will only include the ballot in this envelope. Envelope two (#2) is the next largest and has a place for your Association's name and a place for signatures and unit information. Envelope one (#1) is the largest one and is addressed to: **Pinnacle Community Association Management, P.O. Box 21058, Sarasota, FL 34276.**

2. The enclosed ballot lists all individuals who submitted their intent to be a Candidate as a Director for the Board (copies of all information sheets submitted are also enclosed). **There will be two (2) Directors elected. Please vote for no more than two (2) Candidates by marking the ballot with an "X" on the box next to the Candidate's name.**
3. The ballot must be placed in envelope (#3) marked "Ballot Only" and sealed.
4. Place the "Ballot Only" envelope (#3) containing your ballot inside envelope (#2) and seal it.
5. You must fill in the unit information on the outside of envelope two (#2) and have an owner sign their/his/her name.
6. Place envelope (#2) inside envelope (#1) with the completed Proxy, which is addressed to Pinnacle Community Association Management.

The ballot must be received by the Association no later than **Saturday, December 16<sup>th</sup>, 2023.**

If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.

### **VOTING BY LIMITED PROXY**

If you attend the Annual Meeting and wish to vote on items on the agenda, you should utilize the enclosed voting form/Limited Proxy to register your preference on the referendum items. However, if you are unable to attend the Annual Meeting and wish to vote by proxy, the Limited Proxy will act as your limited proxy. In that regard, please note the following:

1. A **limited proxy** is for the purpose of appointing **another person** to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the unit. Please note that you cannot vote for Directors by proxy. If you intend to vote for Directors and do not attend the Annual Meeting, **you must vote by use of the enclosed Election Ballot.**

2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting.** It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **c/o Pinnacle CAM, P.O. Box 21058, Sarasota, FL 34276**, or via e-mail to: [caitlin@pinnaclecam.com](mailto:caitlin@pinnaclecam.com) It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.

3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.

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

5. A **voting form/Limited Proxy** form is enclosed with this notice for your use, if needed.

Please be sure to mail in your proxy and your ballot unless you plan to attend the Annual Meeting to cast your votes in person. DO NOT PLACE YOUR PROXY INSIDE THE BALLOT ENVELOPE AS THIS MAY COMPROMISE THE SECRECY OF YOUR BALLOT IN THE ELECTION.

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Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order
2. Proof of Notice of Meeting
3. Nomination and Election of Officer
4. New Business
5. Adjournment.

Dated: December 2<sup>nd</sup>, 2023

**BY ORDER OF THE BOARD OF DIRECTORS**

  
\_\_\_\_\_  
**Caitlin King, LCAM**

**SUMMERSIDE ASSOCIATION, INC.**

**BALLOT FOR ELECTING DIRECTORS**

**SATURDAY, DECEMBER 16<sup>TH</sup>, 2023**

**10:00 AM**

The following (in alphabetical order) have submitted their intent. Vote for no more than two (2) candidates. If you vote for more than two (2) candidates, your ballot will be invalid.

- ☐ **Mark Brooker**
  - ☐ **Edith Milano**
  - ☐ **Vilgelm "William" Ol**
  - ☐ **George Rankin**
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Edie Milano  
5625 Summerside Lane

Owner at Summerside for 5 1/2 years.  
Retired Realtor.

I have served on other HOA Boards.

Served as president of Downtown  
Lumberton, N.C., Association for 5 years  
as well as president of Newcomers Club,  
Civilians, and other small clubs.

I taught the Real Estate class at Robeson  
Community College for 2 years and served  
on several Board of Realtors Committees.

I am open to new ideas and will listen  
to my neighbor's suggestions for a  
better HOA.

Edie Milano

# Vilgelm "William" OL

• +1 (941) 445-1841 • wiohl4@gmail.com

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## Professional Experience

**OHL Real Estate, Sarasota, FL**  
*Qualifying Real Estate Broker / Partner*

March 2021 to present

- Maintained and troubleshooted transactional issues that arise during due diligence process
- Prepared necessary paperwork, contracts, competitive market price analyses, negotiated prices and other sales terms
- Developed networks and coordinated with industry contacts such as attorneys, appraisers, escrow companies, lenders, inspectors, and contractors
- Displayed and marketed residential and commercial properties to clients
- Provided guidance and assisted clients in marketing and real estate transactions
- Advised clients on market conditions, prices, mortgages, legal requirements and related matters
- Determined clients' needs and financial abilities to propose solutions that suit them
- Managed lead distribution for sales specialists
- Promoted sales through advertisements and listing services
- Maintained license to ensure business running legally as per the state and federal requirements

**ACQ Resources, Sarasota, FL**  
*Real Estate Acquisition Manager*

February 2019 to December 2021

- Designed and implemented operational and sales strategies, plans and procedures in line with the Firm's growth through its funds and new acquisitions
- Managed financial performance of residential and commercial properties, prepared reports
- Set comprehensive operational goals that assisted in the assets' performance
- Negotiated contracts, communicated with investors and clients
- Regularly and efficiently communicated with all parties involved in a project, ensured the portfolio's returns are maximized
- Determined clients' needs and financial abilities to propose solutions that suit them
- Prepared necessary documents, contracts, competitive market price analyses
- Conducted transaction closing sessions with the sellers and buyers, prepared needed documents
- Coordinated with attorneys on purchases of new assets
- Controlled buying and selling process for company real estate inventory in 6 counties in the State of Florida
- Managed "Due Diligence" processes in real estate transactions with official searches and requests including code and lien violations and other legal and geo-positional encumbrances, etc.
- Created and Executed the Business Plan
- Leads employees to encourage maximum performance and dedication
- Lead the annual strategic business planning in collaboration with the CEO to formulate the operational strategic annual plan

## **DBPR On-Line Services**

If you need to mail additional information to DBPR please include this coversheet.

License Type: **Real Estate Broker**

Application Type: **Print License Certificate**

File Number: **1053986**

Application Number: **7310015**

License Number: **BK3373030**

Application Date: **11/06/2023 (mm/dd/yyyy)**

Mail To:  
Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, FL 32399

If you have any questions please call our Customer Contact Center at 850-487-1395.



State of Florida  
Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, FL 32399

**Application Summary**

Thank you for submitting your print request online.

**Profession**

License Type: **Real Estate Broker**  
Application Number: **7310015**  
Application Type: **Print License Certificate**  
Application Date: **11/06/2023 (mm/dd/yyyy)**  
License Number: **BK3373030**  
File Number: **1053986**

**Addresses**

Residence Address: **1900 COLLEEN ST**  
**SARASOTA, FL**  
**34231**  
**US**

Routing Instruction:

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By submission of this application you attested to the following:

Each application for a license or renewal of a license issued by the Department of Business and Professional Regulation shall be signed under oath or affirmation by the applicant, or owner or chief executive of the applicant without the need for witnesses unless otherwise required by law.

I certify that I am empowered to execute this application as required by section 559.79, Florida Statutes. I understand that my signature on this application has the same legal effect as if made under oath. All information contained on this application is true and correct.

I understand that falsification of any information on this application may result in administrative action, including a fine, suspension or revocation of the license.



# **GEORGE RANKIN**

**Highly Proficient:** General Computer Skills, Microsoft Office, Digital Marketing, phone etiquette, development of policies and procedures, direct client interaction, employee management

## **Professional Experience**

**Rhino Consulting Group** Owner/Business Consultant November 2017 till present  
[WWW.RHINOCONSULTINGGROUP.COM](http://WWW.RHINOCONSULTINGGROUP.COM)

**Business Consultant:** I collaborate with business owners, CEOs and upper management to develop operational policies and protocols, employee management and training, marketing strategies both traditional and digital, branding concepts, business plans for loan acquisition and long term projections, financial budgets.

**Web Edge Digital Marketing** Senior Consultant of Business Development November 2016 till present

16311 Colwood Dr. Odessa FL, 33556 ph#813-751-6723

**Senior Consultant of Business Development:** Working directly with owner building current business policies and practices. Directly involved with all marketing strategies, sales, customer retention, training etc.

Regional sales executive of SEO, Web Design, Pay Per Click and Social Media Marketing.

**H.E.R.E Enterprises** Management Assistant to Owner Ernest T Hams 1989 to 1998  
12909 Park Blvd. Seminole FL 33776 ph#813-391-8159

**Management Assistant:** to oversee all 13 apartment complexes spanning 7 counties in Florida not to exclude private properties as well. Duties ranged from pool maintenance to evictions of tenants, unit turn overs and employee management. I directly assisted the owner Ernest Hams in whatever was needed which is more than I can list here.

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I have been a resident of Summerside for over 20 years and now I feel I need to step up and do my part for the betterment of my community.

**SUMMERSIDE ASSOCIATION, INC.**

**A Corporation not for Profit**

**PROXY**

**2023 ANNUAL MEETING**

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned owners or their voting representatives hereby appoints \_\_\_\_\_ (or if I have not appointed a proxy above, I hereby appoint the President) as my Proxy, with full power of substitution, for and in the name and place of the undersigned, to appear, represent and cast votes upon any matters on behalf of the undersigned at the Annual Meeting of Members of **Summerside Association, Inc.**, to be held on **Saturday, December 16<sup>th</sup>, 2023 at 10:00 AM at the Summerside Association Community Pool** and any adjournment or adjournments thereof. The undersigned will not be available for the designated meeting. This shall be a general proxy pursuant to Florida Statutes 718.112(2)(b)(2), with respect to any matters which properly come before the meeting, **with the exception of any items listed below, which must be voted on by the owner.**

**Statutory Limited Powers: FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, THE UNIT OWNER MUST INDICATE HIS/HER PREFERENCE IN THE BLANKS PROVIDED BELOW.**

1. **Cross Utilization of Reserves.** The Board of Directors would like the authority to transfer reserves from one category to another reserve category (but not to an operating account), as funds are needed for capital expenditures and deferred maintenance. Are you in favor of this practice for 2024?

\_\_\_\_\_ Yes -- FOR approving

\_\_\_\_\_ No -- AGAINST approving

2. **Rollover Excess Operating Funds.** The Board of Directors would like the authority to rollover excess year-end Operating Funds into the following year for tax purposes.

\_\_\_\_\_ Yes -- FOR approving

\_\_\_\_\_ No -- AGAINST approving

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all prior proxies previously executed for this meeting.

Date: \_\_\_\_\_

Unit Address: \_\_\_\_\_

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Printed Name

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*In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.*