

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.

145 Greenwich Circle, Jupiter, FL 33458

November 8, 2019

Re: LIMITED PROXY VOTE WITH RESPECT TO (I) ENTERING INTO LITIGATION TO PREVENT POA DUES FROM INCREASING, AND (II) COLLECTION OF PAYOUT IN MULTI-MILLION DOLLAR INSURANCE CLAIM

All Voting Member(s):

Enclosed for your review, please find a Limited Proxy form to be completed by all Voting Members whose name appear on the deed of Townhome Units located within the Greenwich Community of Abacoa, Jupiter, FL 33458. If you would, kindly:

- Review the enclosed Limited Proxy;
- Provide your vote for each of ballot measure #1 and ballot measure #2;
- Have all Voting Members noted on the deed for your Unit (a) sign the Limited Proxy, (b) complete the address of your Unit where indicated, and (c) date the Limited Proxy the same day as it is executed; and
- Return the originally executed Limited Proxy form using either the provided self-addressed stamped envelope or forward the Limited Proxy to the following address:

Return all limited proxy votes to:
Greenwich Property Owners Association, Inc.
c/o Capital Realty Advisors, Inc.
600 Sandtree Drive, Suite 109
Palm Beach Gardens, FL 33403

Please also find a Limited Proxy Information Sheet provided on the back of this letter. The Limited Proxy Information Sheet has been provided for your benefit as a general description of either the circumstance or reason why each ballot measure in the Limited Proxy will be brought to vote at the Special Meeting to be held on December 10, 2019. The Information Sheet is not intended to provide full detail of each ballot measure. Should you require further information, please contact our Property Manager, Jeff Green, either via telephone: (561) 624-5888 or via email: jgreen@cra.email or visit our website: <http://greenwichtatjupiter.com/documents.html>

Respectfully,

Board of Directors,
Greenwich Property Owners Association, Inc.

*** * * LIMITED PROXY INFORMATION SHEET * * ***

Special Meeting to be held at 145 Greenwich Circle, Jupiter, Florida 33458 on Tuesday, December 10, 2019 at 6 P.M by the Greenwich Property Owners Association, Inc. (the "Association"), the Board of Directors of the Association would like to provide you with the following information:

1. With respect to ballot measure #1:

- a. The Recoupment of Amounts Overcharged: In April of 2019 the Greenwich Master Association, Inc. (the "Master Association") delivered an updated budget to the Association. The updated budget noted an increase of 224.5% to the Association's dues owed to the Master Association. In prior years the Association has paid \$64,830.88/year of your annual Association dues to the Master Association for use in the maintenance and service associated with such items as irrigation, fire monitoring, life safety systems, utilities and general care of the Greenwich community. Upon further examination of relevant Master Association documents, the Association's Board of Directors, its management company and its legal counsel believe the Master Association has been overcharging the Association for many years. Pursuant to Florida Statute 720.303(1), the Association requires your vote in order to pursue recompense of overcharges.
- b. Declaratory Relief: With respect to the above noted item 1(a), the Association's Board of Directors strongly recommends voting in favor of the Association entering into declaratory action in order to allow the courts to determine the rights and obligations of all parties as noted under the governing documents of both the Association and the Master Association. Declaratory relief is sought in order to provide clarity to areas within the governing documents which otherwise remain unclear or indeterminable.
- c. Breach of Fiduciary Duty: With respect to the above noted item 1(a), the Association's Board of Directors seeks the authority to expand litigation, as necessary, to those Master Association's agents who hold/held fiduciary responsibilities on behalf of the Master Association, the Association or both.
- d. With respect to each of the above noted items 1(a), 1(b), and 1(c), the Association's Board of Directors seeks confirmation all voting members wish the Board of Directors to continue to contest the increase of the Association's dues levied by the Master Association or otherwise seek to have the charges apportioned as is appropriate.

2. With respect to ballot measure #2:

- a. Insurance Claim: The Association filed a claim with its previous insurer due to significant roof and related damages caused by Hurricane Irma in 2017. The insurance company has taken steps to continue to stall the Association's claim from being fulfilled. The Association has received legal advice from multiple attorneys and a Professional Claims Adjuster with regard to the matter. All resources have advised the Association to seek legal recourse in order to induce the insurance company to fulfill its obligations. The Association's Board of Directors strongly recommends you vote in favor of seeking legal recourse against the insurance company.

GREENWICH PROPERTY OWNERS ASSOCIATION, INC.

*** * * LIMITED PROXY * * ***

For all matters to come before the **SPECIAL MEETING** of the Membership of Greenwich Property Owners Association, Inc., (the "Association") to be held on Tuesday, December 10, 2019, at 6:00 P.M at 145 Greenwich Circle, Jupiter, FL 33458, I, the undersigned, **hereby appoint the President of the Association**, on behalf of the Board of Directors **OR** _____ (print name) as my proxy. If I have not appointed a proxy above or my designated proxy holder is not present at the meeting, I hereby appoint the President of the Association, on behalf of the Board of Directors, with full powers of substitution, 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, as well as represent my appearance at the meeting for quorum purposes.

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

1. **VOTE TO AUTHORIZE THE ASSOCIATION** to use general funds of the Association to initiate and prosecute a lawsuit, including any appeal(s), against Greenwich Master Association, Inc. (the "Master Association") and/or the Board of Directors thereof, and any other applicable party as determined by the Board of Directors of the Association, with respect to:
 - a. **THE RECOUPMENT OF AMOUNTS OF \$100,000.00 OR MORE OVERCHARGED** the Association as a result of the Master Association improperly assessing the Association; and/or
 - b. **THE SEEKING OF DECLARATORY RELIEF** so the court may determine the rights and obligations of the parties under the governing documents of both the Association and the Master Association; and/or
 - c. **THE BREACH OF FIDUCIARY DUTY** by the Master Association, it's agents and/or any other applicable party; and/or
 - d. **THE PROPER ALLOCATION OF DUES, FEES AND/OR EXPENSES** against the Association in accordance with the provisions of the governing documents of the Association and the Master Association.

With respect to ballot measure No. 1, I hereby vote: YES (FOR) NO (AGAINST)

2. **VOTE TO AUTHORIZE THE ASSOCIATION** to use general funds of the Association to initiate and prosecute a lawsuit, including any appeal(s), against International Catastrophe Insurance Managers, LLC, a Delaware limited liability company, and any other applicable party as determined by the Board of Directors of the Association with respect to:
 - a. The Association's insurance claim for **UP TO \$5,000,000.00 OR MORE IN DAMAGES CAUSED BY HURRICANE IRMA** to the units within the Association.

With respect to ballot measure No. 2, I hereby vote: YES (FOR) NO (AGAINST)

VOTING MEMBER:

Lot/Unit No: _____

Name:

Lane / Way / Circle
Jupiter, FL. 33458

Name:

Date: _____, 20____

* * * * * (For use by the proxy holder in the event the proxy holder needs to appoint a substitute) * * * * *
SUBSTITUTION OF PROXY

I, _____ (the above appointed proxy), on this _____ day of _____, 20____
do hereby designate _____ to substitute for me in the proxy set forth above.