

Bellezza/Avallone Homeowners Association, Inc.

c/o KEB Management Services

6017 Pine Ridge Rd #262

Naples, FL 34119

239.262.1396

March 21, 2023

RE: Second Notice of Annual Meeting

Dear Bellezza/Avallone Homeowner:

Notice is given that the Members Annual Meeting will be held on April 13, 2023 at 12:00 (noon) in the craft room at the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

There is one (1) Board of Director's seat open for election for the year 2023-2025. We have received two (2) candidate applications for the open seat. Since the number of candidates exceeds the number of vacancies, an election will be necessary.

The following is included in this packet:

- 2023 Annual Meeting Agenda
- Limited Proxy with return envelope
- Candidate Information Forms

Please complete the proxy and return so that a quorum may be established. A return envelope is provided to return your proxy. Without these proxies, a meeting cannot be held. Proxies may also be returned:

Hand Delivery: KEB Management Services
11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135

By Email: bloomk@kebmgt.com or palmers@kebmgt.com

Bellezza/Avallone HOA Board of Directors

BELLEZZA/AVALLONE HOMEOWNERS' ASSOCIATION, INC.
c/o KEB Management Services, Inc.
6017 Pine Ridge Rd. #262
Naples, FL 34119

SECOND NOTICE OF THE ANNUAL MEMBERS MEETING

Meeting Date: Thursday, April 13, 2023

Time: 12:00 (noon)

Location: Craft Room at the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

ANNUAL MEETING AGENDA

1. Call to Order
2. Establish a Quorum
3. Proof of Notice
4. Approval of Minutes from the 11/16/22 (budget) Meeting
5. Announcement of 2023 Directors
6. Adjournment

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

1. Call to Order
2. Proof of Notice
3. Election of Officers
4. Homeowners Questions and Comments
5. Adjournment

BELLEZZA/AVALLONE HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEETING – APRIL 13, 2023

The undersigned owner(s) authorizes the following as their proxy holder.
(Please check one)

- _____ a) Secretary of the Association, on behalf of the Board of Directors, or
_____ b) _____ (if you check b, write in the name of your proxy)

****Note: If you choose to write in a proxy holder, be sure that person will be in attendance at the meeting.**

The proxy holder is authorized to represent the undersigned owner(s) and act in their behalf for all matters which may come before the Association at the 2023 Members Annual Meeting of the Bellezza/Avallone HOA on April 13, 2023 at 12:00 (noon) in the craft room at the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

The members running for the Board position are listed below alphabetically. Since there is one (1) position available and two (2) candidates running for the board, an election will be necessary. **Please vote for one candidate only. Proxies with more than one vote will not be counted.**

_____ Robert Mason

_____ Chet Murawski

Please return your proxy as thirty per cent of all members must be present, in person or by proxy, at the meeting, in order for business to be conducted.

Return your proxy:

**By mail: KEB Management Services
6017 Pine Ridge Rd. #262
Naples, FL 34119**

**Hand Deliver: KEB Management Services
11100 Bonita Beach Rd. #262
Bonita Springs, FL 34135**

Email: palmers@kebmngt.com

Signature(s) of Owner(s)

Bellezza/Avallone Address

Printed Name(s) of Owner(s)

Date

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Candidate Information Form

For Election to board of Directors

Association Name:

Bellezza/ Avallone at Palmira Homeowners Association, Inc

Name: Robert K. Mason
Address: 14570 Lieto Lane
Bonita Springs, Fl 34135

Phone: 239-841-2315
Email: rkmason@snet.net

Personal Background:

Born and raised in CT, became a seasonal resident of SWFL in Sterling Oaks in 2008, In 2016 established full time residency and relocated to Palmira, making this my permanent residence.

Educational Background:

- BS CCSU 1965
- MBA UCONN 1989

Business Experience:

Established and managed multiple small business ventures. Commercial Building Maintenance, Commercial Painting, Commercial interiors contractor, Residential energy auditing, Commercial sign company, Modular home sales and construction, Consulted to small business.

Organization and Community Involvement:

Elected and served 2 terms as President of the first state-chartered beach association in CT, 130 +homeowners.

Elected and served as VP of the Sterling Oaks VIII Condo Association.

Elected and served as President (2yrs) Board member (1) Master HOA Sterling Oaks.(certified per state statue). (746 homeowners)

Served on sub-committee for food and beverage, RCC Vision 2020.

Currently a member of the Bocce at Palmira Board

Comments: I believe my background and experience will serve the residents of Bellezza/Avallone in a positive way. We have owned in Palmira for seven years. We have pride of ownership and want to be a part of seeing the community flourish as the best place to live in SWFL.

I understand the principles that associations must operate under in SWFL. I will strive to balance our needs with the demands of maintaining the infrastructure and protecting our asset values.

BELLEZZA/AVALLONE
CANDIDATE INFORMATION SHEET

NAME: Chet Murawski

ADDRESS: 14553 Carino Ter, Bonita Springs FL 34135

EDUCATION:

B.S. in Business Administration—Aquinas College

M.A. in Business—Western Michigan University

Series 6 – FINRA Investment Company/Variable Contracts Products

Series 63--Uniform Securities Agent

Michigan Life Producer License

Michigan Accident and Health Producer License

PERSONAL BACKGROUND AND EXPERIENCE:

Retirement and Pension Consultant (retired)

Registered Representative,

Agent--Life, Accident and Health Producer

Instructor of Managerial and Financial Accounting

Instructor of Computer and Informational Systems

Western Michigan University and Grand Valley State University

COMMENTS ABOUT BOARD CANDIDACY:

I am presently on the BELLEZZA/AVALLONE HOA and would like to continue being a voice for residents, especially Carino Ter, concerns. Such as:

Continue oversee the HOA budget

Work with residents concerning HOA violations

Be a conduit for resident concerns to the MHOA

Increase communications to residents via email, newsletters and/or website

Monitor New pump installation rather than costly repairs along with Capital budget

Sight line improvement at stop sign for vehicular and pedestrian traffic

Oversight of roof cleaning...most were in the process of roof replacement

Maintain dialogue with MHOA Landscape committee for plantings, wall painting, and Christmas decor