

Villa D'Este Homeowners Association, Inc.
c/o MAY Management Services
11100 Bonita Beach Rd. Ste101
Bonita Springs, FL 34135
239.262.1396

February 21, 2025

RE: Second Notice of Annual Meeting

Dear Villa D'Este Homeowner:

Notice is given that the Members Annual Meeting will be held on March 27, 2025, at 2:00 p.m. in the craft room at the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

There are three (3) Board of Director's seats open for election for the year 2025. Each seat is for a two-year term. We have received three (3) candidate applications for the open seats. Since the number of candidates does not exceed the number of vacancies, an election will not be necessary.

The following is included in this packet:

- 2025 Annual Meeting Agenda
- Limited Proxy with return envelope

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: MAY Management Services
11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135**

By Email: fanastasi@maymgt.com

Villa D'este HOA Board of Directors

VILLA D'ESTE HOMEOWNERS' ASSOCIATION, INC.
c/o MAY Management Services
11100 Bonita Beach Rd. Ste 101
Naples, FL 34135

SECOND NOTICE OF THE ANNUAL MEMBERS MEETING

Meeting Date: Thursday, March 27, 2025

Time: 2:00 p.m.

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 4/25/24
5. Announcement of 2025 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

**VILLA D'ESTE HOMEOWNERS' ASSOCIATION
2025 ANNUAL MEMBERS' MEETING
MARCH 27, 2025**

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 2025 Annual Members' Meeting of the Villa D'Este HOA on March 27, 2025, at 2:00 p.m. in the craft room of the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

The member running for the Board is listed below alphabetically. We have received three (3) candidate forms for three (3) positions making an election unnecessary.

John Capecci

Daniel Fitzgerald

James J. Lukas

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

Return your proxy: By Email: fanastasi@maymgt.com

Signature of Owner

Date

Printed Name

Villa D'Este Address

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.