approved
11/5/2026

To: Harbor Crest 400 Property Owners, Inc.
Board of Directors

Subject: Motion to Record in the Minutes the corrected Proxy Citation for the November 5, 2026 Budget Meeting

The rule cited on the November 5, 2026 Harbor Crest 400 Property Owners, Inc. Budget Meeting Proxy is incorrect. 61B-22.006, is a condominium rule. The correct authority is 720.303(7), Florida Statutes.

If the Question being voted on is clearly stated on the Proxy, a citation error is a technical defect, not something that invalidates the proxy.

The 2026 bylaw amendment (Article V, Section 2) adopts condo procedures for "nominations and elections for the Board of Directors," citing §718.112 and Rule 61B-23.0021.

The annual financial report and any waiver vote are still governed by the HOA statute, §720.303(7), and Rule 61B-22.006 doesn't apply.

Respectfully,

Laurie Cassidy
Harbor Crest 400 Property Owners, Inc.
Board Director