

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

Phone: 305-932-0850
office@winstontowers100.net



Dear Unit Owner and Valued Neighbor:

An issue has surfaced that requires all of our immediate attention.

State law requires the building to maintain a specific amount of insurance. Due to the fact that we have not passed our 50-year certification, we are facing a larger than expected insurance bill.

Nearly every unit owner at our most recent meeting expressed the strong opinion that we must do EVERYTHING IN OUR POWER to avoid another assessment.

We all agree.

In order to cover the bill we have two options:

A. Unit owners vote to allow access to later phase funding to pay for the immediate insurance requirement.

This option would avoid any immediate assessment.

B. An immediate assessment from each unit owner.

Without enough votes for choice A, the only alternative will be a new assessment.

Please vote.

It is your building - and your money!

Sincerely,

pPresident
Winston Towers 100 Board of Directors

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

Phone: 305-932-0850
office@winstontowers100.net



**W.T. 100 BOARD OF DIRECTORS MEETING
TUESDAY AUGUST 09, 2022, AT 6:00 PM ZOOM MEETING**

OPEN TO UNIT OWNERS ONLY

MEETING AGENDA

1. CALL TO ORDER/ROLL CALL.
2. DETERMINATION OF THE QUORUM.
3. MOTION TO WAIVE READING OF PRIOR MINUTES.
4. APPROVAL OF MINUTES OF JULY 21, 2022.
5. INSURANCE FUNDS TO COVER PREMIUM VOTING RESULTS.
6. MOTION TO ADJOURN MEETING.
7. ADJOURNMENT.

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

Phone: 305-932-0850
office@winstontowers100.net



Winston Towers 100 is inviting you to a scheduled Zoom meeting.

Topic: BOD Meeting 08.09.2022

Time: Aug 9, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86400348424?pwd=cGo3TGVZZWt3NDVaVGdyb0xSSkFTQT09>

Meeting ID: 864 0034 8424

Passcode: 941510

One tap mobile

+13017158592,,86400348424#,,,,*941510# US (Washington DC)

+13126266799,,86400348424#,,,,*941510# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 864 0034 8424

Passcode: 941510

Find your local number: <https://us02web.zoom.us/j/koHHQdizT>

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

Phone: 305-932-0850
office@winstontowers100.net



WINSTON TOWERS 100 ASSOCIATION, INC.

LIMITED PROXY FORM

The undersigned, owner(s) or designated voter of unit No. _____ in Winston Towers 100 Association, Inc. appoints

(_____) _____

or

(_____) Norman Peselev, President of Winston Towers 100 Board of Directors

as my proxyholder to attend the meeting of the members of Winston Towers 100 Association, Inc., to be held Tuesday August 09th, 2022 at 6:00 p.m. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder’s authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers or both. Check “General Powers” if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

I, _____ authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

(Instructions to associations; List below the specific questions or issues to be voted on.

Do you want the following resolution for approval of the disposition of Phase II – Phase III funds to cover the difference of \$1,490,000.00 generated by the increased of the Insurance Premiums?

_____ YES, USE PHASE II – PHASE III FUNDS TO COVER INSURANCE PREMIUMS DIFFERENCE OF \$1,490,000.00

_____ NO, BILL A SEPARATE SPECIAL ASSESSMENT ACCORDING TO THE SPREADSHEET ATTACHED

Unit: _____

PERCENTAGE SHARE (COMMON EXPENSES) _____ *

PERCENTAGE SHARE (COMMON ELEMENTS) _____ *

*Percentage is calculated same as a regular election

DATE: _____

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

Phone: 305-932-0850
office@winstontowers100.net



SIGNATURE(S) of OWNER(S) OR
DESIGNATED VOTER

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates

_____ to substitute for me in voting the proxy as set forth above. (print name)

_____ Date: _____

Signature of proxyholder

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 FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.



Electronic Voting on Winston Towers 100!

Opt-In by June 14, 2022

We highly encourage you to use the online electronic voting system, please proceed as follows:

1. Logon to your community's site by typing this link on your web browser:
<https://winstontowers100.myhoast.com>
2. Follow the easy steps to register (Opt-In) to consent to the use of the electronic voting.
3. Next, the procedure for such voting is as follows:
 - a. Please proceed to <https://winstontowers100.myhoast.com>.
 - b. Place your vote electronically in accordance with the instructions which will be present at the site.

If you never registered before, use the following **instructions** to request a temporary username and password.

Please follow these instructions, and a temporary username and password will be emailed to you. When you log on with the temporary username and password you received by email, you will be able to change them to a username and password of your choice.

If you need any additional information, please feel free to contact us at 305-932-0850.

To keep better communication, please make sure of the following:

- **Please update your email address with the management office**
- **Please Check your email spam or junk**
- **Please save the management email as a safe contact in your email inbox**

If you need help voting online, please contact the office.

Sincerely,

Winston Towers 100 Board of Directors

WINSTON TOWERS 100 ASSOC., INC.

250 174th Street, Office 104
Sunny isles Beach, FL 33160

Phone: 305-932-0850
office@winstontowers100.net



LOGON INSTRUCTIONS for Winston Towers 100 (first time users without email and those that forgot their credentials)

1. Go to winstontowers100.myhoast.com (do not enter "www")
2. Select "Logon" at the top right or bottom center

This is the correct site:

winstontowers100.myhoast.com

Log on to Winston Towers 100

Username

Password

[Log on](#)

Click [Here](#) if you forgot your username and/or password.

© 2014-2017 HOast, Inc. All Rights Reserved.

3. Select the "Here" button (see picture above)
4. Fill out the form, check the box at the bottom, and select "Submit." If you receive an error (match does not occur), try again or select "I Need More Help."
5. A temporary username and password will be emailed to you.