



HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.

**c/o FirstService Residential
10600 Chevrolet Way, Suite 202
Estero, Florida 33928**

February 26 , 2026

SECOND NOTICE OF ANNUAL MEMBERS' MEETING

Date: **Thursday, February 26, 2026**
Time: **3:00 PM/ET**
Location: **Harborside Terrace Community Room**
Join Zoom Meeting
<https://us06web.zoom.us/j/6113522079?omn=88033659259>
Meeting ID: 611 352 2079
One tap mobile
+13052241968,6113522079# US
+13092053325,6113522079# US

SECOND NOTICE IS HEREBY GIVEN of the Annual Meeting for Harborside Terrace Owners Association, Inc. The Annual Meeting will be held for the purpose of electing Directors, and such other business as may lawfully be conducted and noticed.

For the 2026 Annual Meeting, there were three (3) open positions for the Board of Directors. The deadline for candidacy forms was January 17, 2026.

As of January 22, 2026, one (1) Notice of Intent was submitted, therefore there will not be an election for the Board of Directors.

Richard Bowden submitted a Notice of Intent and will be automatically seated to the Board of Directors at the Organizational meeting.

PLEASE NOTE: If you are unable to attend the meeting, please return the enclosed Proxy to establish a quorum for the meeting or vote your Proxy online.



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AGENDA

1. Call to Order
2. Proof of Notice of Meeting
3. Establish a Quorum
4. Approval/Disposal of Prior Annual Meeting Minutes
5. Reports of Officers
6. Reports of Committees
7. Proxy Vote
8. Unfinished Business
9. New Business
10. Meeting Adjournment



HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.
NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
Immediately following the Annual Meeting
Location and Zoom Information Same as Annual Meeting as Listed Above

AGENDA

1. Call to Order
2. Establish Quorum
3. Proof of Notice
4. Board of Directors Appointment of Additional Director(s)
5. Organization of Officers
6. Next Meeting Date of the Board of Directors
7. Meeting Adjournment

HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.

LIMITED PROXIES

The undersigned, owner(s) or designated voter of Unit # _____ in Harborside Terrace Owners Association, hereby appoints:

CHECK ONE:

____ a) Secretary, on behalf of the Board of Directors; **or**
____ b) _____ *(if b is checked, write in the name of your proxy)*

as my proxy holder to attend the **Annual Meeting of the Members of Harborside Terrace Owners Association, Inc.**, to be held on **Thursday, February 26, 2026 at 3:00 PM at 4200 Belair Ln, Naples, FL 34103, Community Room, and via Zoom**. Failure to check either (a) or (b) above, or failure to write in the name of your proxy, shall be deemed an appointment of the Association Secretary as your proxy holder.

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 on all issues that may come before the members and procedural matters such as adjournments, except that my proxyholder's authority is limited as indicated below. For your vote to be counted on the following issues, you must indicate your preference in the blanks provided below. **I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:**

PROXY – ROLLOVER /WAIVE AUDIT

Funds in excess of the amount used for the operation of the Condominium Association in this fiscal year are to be applied to the next fiscal years' operation expense. (A YES vote will make these funds non-taxable by the IRS Revenue ruling 70-604) The Board recommends voting "IN FAVOR".

_____ IN FAVOR _____ AGAINST

Should the annual requirements to have the financial statements audited by a CPA at the end of 2026 be waived? The Board recommends voting "AGAINST".

_____ IN FAVOR _____ AGAINST

PLEASE SIGN AND DATE THE PROXY IN THE SPACE PROVIDED BELOW

(Signatures of Owner/s or Designated Voter/s)

Sign: _____

Sign: _____

Print: _____

Print: _____

Date: _____

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

YOU MAY RETURN THIS PROXY TO THE ASSOCIATION AS FOLLOWS:

VIA E-MAIL : maira.lamazares@fsresidential.com

REGULAR MAIL OR
HAND DELIVERY :
Harborside Terrace Owners Association, Inc.
Attn: Maira Lamazares, LCAM
FirstService Residential
10600 Chevrolet Way, Ste 202
Estero, FL 33928
OR ELECTRONICALLY, as previously
consented by owner.



NOTICE OF INTENT

Must be submitted by January 17, 2026

TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS OF THE HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.

I, Rich Bowden hereby place my name in nomination as a candidate for the Board of Directors of the HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.

I (circle one) **am / am not** enclosing an Information Sheet (8 1/2" x 11" single sided page) about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. Candidate Information Sheets will be distributed as submitted; edits will not be made.

Date: 12/15/25

Signature: Rich Bowden

Type/Print Name: Rich Bowden

Address: 4200 BENTIR LN, #208, NAPLES, FL 34103

Cell Phone: 239 250 7727

Home Phone: _____

Email: rich.bowden@evrealestate.com

Mail or Email to:

FirstService Residential

Attn: Harborside Terrace Owners Association

10600 Chevrolet Way, Suite 202

Ester, Florida 33928

Email: Maira.Lamazares@FirstServiceResidential.com



CANDIDATE INFORMATION SHEET

Must be submitted by January 21, 2026

HARBORSIDE TERRACE BOARD OF DIRECTORS

Name: Rich Bowden Unit #: 208

Alternate Address: _____

Education or Employment Background:
36 years in real estate. Worked as a broker, property developer, and for Private Equity fund.
Presently lead broker at Engel + Volkers in downtown Naples, personally producing \$55 million in sales in the last 12 months.

Personal Interests/Organizations, etc.:
Cycling, scuba diving, pickleball
Member of Sowetto cycling club, Naples Velo, Park Shore Assoc.

What do you hope to accomplish as an HTOA Board member:
As the only year round resident Director, I would put myself as a point of contact for any ongoing issues and concerns.
As a real estate professional I am interested in protecting the long term value of our unit.

Comments about issues facing the Association: _____