

La Tremiti Homeowners Association, Inc.
c/o MAY Management Services
11100 Bonita Beach Road, Ste. 101
Bonita Springs, FL 34135
239.262.1396

February 14, 2024

RE: Second Notice of Annual Meeting

Dear La Tremiti Homeowner:

Notice is given that the Members Annual Meeting will be held on March 27, 2025 at 4:00 p.m. in the craft room of the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

There are three (3) Board of Director's seat open for election for the year 2025. We have received four (4) candidate applications for the open seats. Since the number of candidates exceeds the number of vacancies, an election will be necessary.

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: spalmer@maymgt.com

La Tremiti HOA Board of Directors

The following is included in this packet:

- 2025 Annual Meeting Agenda
- Limited Proxy
- Election Ballot
- Candidate Forms
- Return Envelope

LA TREMITI HOMEOWNERS' ASSOCIATION, INC.
c/o MAY Management Services, Inc.
11100 Bonita Beach Rd #101
Bonita Springs, FL 34135

SECOND NOTICE OF THE ANNUAL MEMBERS MEETING

Meeting Date: Thursday, March 27, 2025

Time: 4:00 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 3/28/24 annual meeting.
5. Gaspar Dog Update
6. 2024 Financials
7. Announcement of 2025 Directors
8. 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

**LA TREMITI AT PALMIRA HOA
2025 ANNUAL 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 Members Annual Meeting of the La Tremiti HOA on March 27, 2025 at 4:00 p.m. in the craft room of the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135.

The members running for the Board position are listed below alphabetically. There are three (3) positions available and four (4) candidates running for the board, making an election necessary. An election ballot is included with this mailing.

Gerald Gale Carol Miller Stephen Mushinski Neal Rothstein

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. Please mark the box below.

for quorum purposes only

Return your proxy: **Email: spalmer@maymgt.com**

**By mail or hand deliver: MAY Management Services
11100 Bonita Beach Rd #101
Bonita Springs, FL 34135**

Signature(s) of Owner(s)

La Tremiti 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.

LA TREMITI HOMEOWNERS' ASSOCIATION

2025 Election Ballot

The following are candidates who have qualified for election to the Board of Administration of the Association. There are **three (3)** vacancies on the Board of Administration and you may vote for up to three **(3)** individuals by placing a check mark next to their names. A ballot voting for more than **three (3)** individuals will be disallowed.

_____ Gerald Gale

_____ Carol Miller

_____ Stephen Mushinski

_____ Neal Rothstein

1. Mark the ballot for the candidates of your choice. Do not place any identifying marks such as the voters' name or lot number on the ballot.
2. Place the completed ballot in the return envelope along with your proxy.
3. Return the envelope to Management prior to the time for tabulating the ballots.

Hand Deliver or Mail to:

MAY Management Services
11100 Bonita Beach Rd #101
Bonita Springs, FL 34135

CANDIDATE INFORMATION FORM
FOR ELECTION TO BOARD OF DIRECTORS
MUST BE RECEIVED BY FEBRUARY 28, 2025

ASSOCIATION NAME:

LA TREMITI AT PALMIRA HOMEOWNERS ASSOCIATION, INC.

CANDIDATE INFORMATION

CANDIDATE NAME: Ernesto Gerald Sale (Jerry)

PALMIRA ADDRESS: 14062 Sivoli Ter

CITY/STATE: Bonita Springs, FL ZIP: 34135

PHONE: 815-262-1696

EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE University of Nebraska BS-Business 1962;

Northwestern U. Chicago MBA Finance-1970; 1st Lt U.S Army 1962-1964; Illinois Nat Guard Reserve, Captain 1964/1970; Financial Services Inst (51 years); Chicago Corp. Banker VP 27 years; Exec VP Lake Cty. & Rockford 20 banks 6 years; Wealth Mgt Financial Advisor Merrill Lynch 10 years; Morgan Stanley 8 years Retired

ORGANIZATION AND COMMUNITY INVOLVEMENT, PERSONAL INTERESTS, ETC. Bd Member: Chicago Red

Cross 8 years + past Pres of Blood Services 2 years; Pot Resol Mexican Theater 2 yrs; Rockford Symphony Orchestra Bd 22 years + past Pres + Treasurer; United Way; Regatta Park HOA 8 years. Personal interests: Tennis duplicate Bridge, reading history + novels and dancing!

COMMENTS REGARDING ISSUES FACING THE ASSOCIATION Quickly address any issues which are in

conflict with La Tremite policies and resolve them as a full time resident. I have been interested in maintaining the beauty level and improvements with a focus on prudent financial management. I have previous HOA Board experience and currently serve as President & Treasurer of the La Tremite Board.

Please return by mail: MAY MGNT SERVICES
6017 Pine Ridge Rd. #262
Naples, FL 34119

Hand deliver: MAY MGNT SERVICES
11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135

Email: SPALMER@MAYMGNT.COM

CANDIDATE INFORMATION FORM
FOR ELECTION TO BOARD OF DIRECTORS
MUST BE RECEIVED BY FEBRUARY 12, 2025

ASSOCIATION NAME: LA TREMITI AT PALMIRA HOMEOWNERS' ASSOCIATION, INC.

CANDIDATE INFORMATION

CANDIDATE NAME: Carol Miller

PALMIRA ADDRESS: 14047 Tivoli Terrace

CITY/STATE: Bonita Springs, FL ZIP: 34135

PHONE: 518-391-9315

BUSINESS EXPERIENCE

After working full-time since 1977, in March 2024 I retired from Advocates for Human Potential, Inc. (AHP), a national government consulting firm that specializes in health and human services. Over my 24 years at the firm, I served as a member of the senior management team that led the company's growth from a \$2M annual budget with 30 employees in NY and Massachusetts, to a \$80M budget with 350 staff in 38 states. In my current role as Senior Fellow, I continue to provide advice and consultation to the executive team, and work on special projects. Prior to working at AHP, I served in executive leadership at a large non-profit agency in Albany New York for 18 years, and as a founding board member and chair of Hudson Alliance Corporation, a provider-owned behavioral health managed care network. Some of my areas of expertise include health policy and financing, aging and disability services, business planning, and program development.

EDUCATIONAL BACKGROUND

Graduate Studies in social work management, State University of New York, School of Social Welfare, Albany, NY, 1993-1994

B.A. in sociology, minor in political science, York University, Toronto, Ontario, Canada, 1977

Project Management Institute, 2011

ORGANIZATION AND COMMUNITY INVOLVEMENT, PERSONAL INTERESTS, ETC.

My husband Dan and I are members of the Palmira Community Emergency Response Team (CERT) and received our certification on January 23, 2025 after two days of training. We were also certified in Mental Health First Aid on January 14, 2025 after completing this additional CERT-sponsored training.

I volunteer for the Guadeloupe Center in Immokalee, where I serve as mentor to a college-bound high school junior, and for Café of Life where I support their food program through various activities throughout the year.

I also volunteer with various Lee County organizations on community education, civic engagement, and voter outreach.

Since retiring, I have taken full advantage of the many wonderful social, recreational, and fitness activities offered here in Palmira, including the ladies' group, golf, group fitness, cards and mahjong, and the fabulous RCC facilities. Every day I am grateful to live in such a beautiful and bountiful community.

COMMENTS REGARDING ISSUES FACING THE ASSOCIATION

La Tremiti HOA successfully dealt with several big issues during 2024, including the Gaspar litigation, replacing the irrigation pump, and implementing a one-time assessment to maintain fiscal viability.

Current and ongoing priorities should include

1. Maintaining fiscal viability through realistic cost projections and ensuring that income is sufficient to cover current and future costs.
2. Assessing how the Board and management company communicate with members and identifying additional methods to promote engagement and dispel rumors.
3. Maintaining the beauty and safety of our neighborhood by ensuring that homeowners are aware of and abide by HOA requirements and know how to communicate with the Board and the management company with questions and concerns.
4. Continuing to provide a welcoming and respectful environment for all neighbors – old and new.

Please return to: MAY MANAGEMENT SERVICES

11100 Bonita Beach Rd. Ste 101

Bonita Springs, FL 34135

Email: fanastasi@maymgt.com

**CANDIDATE INFORMATION FORM
FOR ELECTION TO BOARD OF DIRECTORS
MUST BE RECEIVED BY FEBRUARY 12, 2025**

ASSOCIATION NAME:

LA TREMITI AT PALMIRA HOMEOWNERS ASSOCIATION, INC.

CANDIDATE INFORMATION

CANDIDATE NAME - Stephen J. Mushinski, Esq

PALMIRA ADDRESS: 14094 Tivoli Terrace

CITY/STATE: Bonita Springs, FL 34135

PHONE: 856-296-1776

EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE

- Wharton School (University of Pennsylvania)
- Rutgers Law School
- New Jersey attorney for 47 years, specializing in representing municipalities. education boards and land use boards
- COO of a 75-attorney law firm for twenty years

ORGANIZATION AND COMMUNITY INVOLVEMENT, PERSONAL INTERESTS, ETC.

- Member BPOE Elks #838 since 1970
- Served on La Tremiti Board (2022; 2023; and, 2024)
- Golf member of Palmira Golf Club
- Former Rotarian

COMMENTS REGARDING ISSUES FACING THE ASSOCIATION

- Safety of all residents and guests
- Maintenance of properties and Association infrastructure
- Continuation of maintainance of aesthetics of La Tremiti

Mail: MAY MGT SERVICES

11100 Bonita Beach Rd. Ste 101

Bonita Springs, FL 34135 Email: fanastasi@maymgt.com

CANDIDATE INFORMATION FORM
FOR ELECTION TO BOARD OF DIRECTORS

ASSOCIATION NAME: LA TREMITI AT PALMIRA HOMEOWNERS ASSOCIATION INC.

CANDIDATE NAME: Neal Rothstein

PALMIRA ADDRESS: 14055 Tivoli Terrace, Bonita Springs, FL 34135

PHONE: 440 -376-4778

EDUCATIONAL BACKGROUND AND EXPERIENCE:

My background is primarily in 3 areas including Accounting, IT and Real Estate. I currently own 2 businesses both directly related to my background in all 3 disciplines. I have a dual degree in Accounting and Computer Science (IT). I work with property management companies daily in all areas of their business.

COMMUNITY INVOLVEMENT:

I served as the first Treasurer of Paloma Condominiums at Palmira. I was on the board before and after the Developer "turned over" the neighborhood to the residents.

I served as the Secretary of the Estate Homes at Palmira. I was on the board during the building phase of the final 50% of the 3 streets.

I am currently working as an advisor to the MHOA helping them with their software upgrade to May Management and helping the Landscaping committee with their project to change the existing plantings of grass and other borders and determining the best approach to solving the deteriorating look of the grounds.

ISSUES FACING THE ASSOCIATION:

There are a couple of areas I feel need some attention. The noise currently coming from the North side of Bonita Beach Rd.. It is coming from a gun and explosives range. The other focus needs to be on the possible removal of the trees and planting on IBIS hole #7. This will impact the sight lines and noise level in many back yards.