

Delkus Towers Condominium Association, Inc.

AGENDA

SECOND NOTICE OF ELECTION AND ANNUAL MEETING

Wednesday, February 11, 2026

7:30 P.M.

At Delkus Towers Condominium – Recreation Room
6725 Harding Avenue, Miami Beach, Florida

- I. ELECTION OF CHAIRPERSON
- II. CERTIFYING QUORUM - CALL TO ORDER (If no quorum is attained a Board of Directors Meeting will follow.)
- III. PROOF OF NOTICE OF MEETING
- IV. READING OF PREVIOUS MINUTES
- V. OFFICERS' REPORT
- VI. UNFINISHED BUSINESS
- VII. ELECTION
- IX. ADJOURNMENT

AGENDA

ORGANIZATIONAL MEETING

- 1. APPOINTMENT OF OFFICERS
- 2. SIGNATORIES AT BANK

Delkus Towers Condominium Association

IMPORTANT - PLEASE READ

TO ALL MEMBERS:

ENCLOSED IN THIS PACKAGE ARE THE FOLLOWING IMPORTANT DOCUMENTS:

1. NOTICE AND AGENDA OF ANNUAL MEETING
2. PROXY FORM - The proxy is for the purpose of establishing a quorum, so that business may be conducted, and appointing another person to vote for you as specifically directed (except for non-substantive items) in the event that you are unable to attend the meeting. It is therefore important that you attend or provide a proxy. A proxy can be withdrawn when you register at the meeting, should you decide to attend.
3. PROXY ENVELOPE - TO RETURN COMPLETED PROXY
 - Please fill out & sign the Proxy and return by mail or bring to the meeting by those appointed as your representatives to attend the meeting **DO NOT PLACE BALLOT IN THE PROXY ENVELOPE.**
4. BALLOT FORM - Please fill out the ballot by voting for up to **FIVE (5)** candidates.
 - Cumulative voting (casting more than one vote per candidate) will invalidate your ballot.
 - You may vote for up to **FIVE (5) candidates.** You may vote for less than FIVE. Voting for more than **FIVE** will invalidate your ballot.
 - Insert the completed ballot in the **SMALL BALLOT ENVELOPE.**
 - Place the **SMALL BALLOT ENVELOPE** in the completed **RETURN BALLOT ENVELOPE.**
5. RETURN BALLOT ENVELOPE - Please complete the information on the upper left-hand corner of the RETURN BALLOT ENVELOPE.
 - Have the Authorized Voter sign, print name and unit number.
 - Place the **SMALL BALLOT ENVELOPE** in the completed **RETURN BALLOT ENVELOPE** and seal it.
 - Please return by mail to be received prior to the Election Meeting, bring the envelope in person or with someone else attending the meeting, or drop in the black mail box next to the office. .

Please be sure to attend the meeting or provide a proxy to assist the Association in conducting business and holding elections. Thank you or your cooperation.

Please call the Management Company at (305) 519-4253 if you have any questions.

BY ORDER OF THE BOARD OF DIRECTORS

Dated: December January 20, 2026

Delkus Towers Condominium Association, Inc.

Ballot

Please find the ballot below. You may vote for up to five (5) candidates by marking the line next to the candidate's name. You may vote for less than five candidates. Voting for more than five (5) candidates will invalidate your ballot. Casting multiple votes for the same candidate (Cumulative voting) is not allowed and will invalidate the ballot.

- Insert your completed ballot into the **SMALL BALLOT** envelope
- Place the **SMALL BALLOT** envelope inside the **BALLOT RETURN ENVELOPE**
- Complete your unit information and signature of the designated voter.
- Return the envelope by mailing to the Office, dropping it in the black mailbox by the Office, bringing it to the meeting, or giving it to an attendee.

CANDIDATES

Guillen, Gonzalo A. (203) _____

Manis, Peter (504 & 603) _____

Perroni, José (304) _____

Santos, Celia María (305) _____

Tagen, Michael (607) _____

Talavera, José (202) _____

Arriba encontrará la boleta de votación. Puede votar por hasta cinco (5) candidatos marcando la línea junto al nombre del candidato. Puede votar por menos de cinco candidatos. Votar por más de cinco (5) candidatos invalidará su voto. No está permitido votar varias veces por el mismo candidato (voto acumulativo) y esto invalidará la boleta.

- Introduzca su boleta completada en el sobre PEQUEÑO para la boleta.
- Coloque el sobre PEQUEÑO para la boleta dentro del SOBRE DE DEVOLUCIÓN DE LA BOLETA.
- Complete la información de su unidad y firme como votante designado.
- Devuelva el sobre enviándolo por correo a la Oficina, depositándolo en el buzón negro junto a la Oficina, entregándolo en la reunión o dándoselo a un asistente.

Certificate of Appointment of Voting Representative

To the Secretary of
Delkus Tower Condominium Association, Inc.
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment) NO. _____ in ***Delkus Tower Condominium Association, Inc.***, have designated

(Name of Owner of above unit who is Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium, Articles and By-laws of the Association:

The following example illustrates the proper use of this certificate:

- (1) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON)
- (2) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of the Corporation and attested by Secretary or Assistant Secretary of the Corporation.
- (3) Unit owned by John Smith alone. NO VOTING CERTIFICATE REQUIRED.
- (4) Unit owned by Mr. John and Mrs. Mary Smith, husband and wife. Voting Certificate required designating either John or Mary as the Voting Representative (NOT A THIRD PERSON).

This Certificate is made pursuant to the Declaration of Condominium and the By-laws and shall revoke all prior Voting Certificates, and shall be valid until revoked by a subsequent Certificate.

DATED _____

Owner - Print Name

Owner - Signature

Owner - Print Name

Owner - Signature

Owner - Print Name

Owner - Signature

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the voting representative, not a third person.