



THE HARBORSIDE INN

Edgartown's Only Waterfront Resort

MARTHA'S VINEYARD



Dear Owners,

It's opening week at The Harborside Inn!

The weather has been kind. It's school vacation week and it's great to see families enjoying the heated swimming pool, picnics on the lawn and s'mores at the firepits! The update to the Owners Kitchen has been a most welcome surprise.

Over the winter we partially renovated Jeremiah House; removed the wall coverings, fresh paint throughout, replaced carpet with luxury vinyl tile (LVT)

flooring, and TV's are mounted on the walls. Beginning in November 2024, the remaining updates will be completed.

Please see below for important updates from the Board Chair, Stephen Cirillo (Click on image to open the document).

- *Special Assessment Billing Update:*

Please Note: the updated special assessment Invoices will be reissued next month (May 2024). A follow-up Email notification will be sent.

- *Notice of Special Meeting September 4, 2024*

Re: Inn's Declaration of Trust (DoT) Amendments.

We look forward to welcoming you for the 2024 season!

Kind regards,

Greg

GM/CEO

ANNOUNCEMENT OF SPECIAL ASSESSMENT BILLING CHANGE

Recently, the Board of Trustees announced a special assessment that would be spread over three years, with the total owed by each interval unit of \$660.00.

We have since been reminded by counsel that, in his view, special assessments should technically be assessed on a percentage-interest basis, similar to regular assessments (such as maintenance fees) – and not on a per-interval unit basis. Accordingly, we will shortly be sending out corrected bills.

Please note that the adjustment to each interval unit owner will be truly *de minimis* -- per interval unit.

Those interval owners who have paid the special assessment in advance of the September 1 due date, and who are due a refund, will be given the option of applying the overpayment to next year's assessment, or receiving immediate reimbursement in cash.

We regret the inconvenience.

In closing, I would like to take this opportunity to thank in the strongest possible terms those interval owners who elected to make payment earlier than the September 1 due date. This action strengthens the financial health of the Inn.

Stephen Cirillo
Chairman

HARBORSIDE INN CONDOMINIUM TRUST

Notice of Special Owners Meeting and Letter from the Chair

Dear Fellow Unit Owners –

As you know, the Board attempted last fall to persuade enough unit owners to approve certain amendments to the Inn's Declaration of Trust (DoT) – amendments the Board unanimously believed are essential to bringing Inn governance into the 21st century.

That effort barely failed largely because not enough unit owners participated. While last fall over 80% of those voting approved the proposed amendments, those voting equaled only 52% of beneficial interest – barely a quorum for the trustee election, and well short of the 66 2/3% beneficial interest legally required to approve DoT amendments.

But we also noted that a not insignificant 18% of voting owners voted against the amendments. We received several thoughtful and constructive comments and suggestions from owners for revisions.

Accordingly, the Board and its counsel went back to the drawing board and reviewed the proposed amendment, and also how better to increase owner participation. What we agreed on was (a) to accept certain of the proposed revisions, and (b) to make a concerted effort over the spring and summer to increase owner participation.

Accordingly, we are scheduling a virtual Special Owners' Meeting to vote for the revised proposed amendments for ~~Wednesday, September 4, 2024 at 6:00 PM~~. ~~Ballots are enclosed, and will be due by 5:00 PM Tuesday, September 3, 2024.~~ From now until then, we will be soliciting your votes.

The enclosed ballot contains two separate and independent votes, seeking to:

1. **Electronic Owner Voting.** Modernize specifically sections 3.5, 3.6 and 3.9 of the DoT to permit owners to vote or otherwise take action electronically. This will make the voting process much cheaper and more efficient, as well as encouraging more owners to participate in elections.
2. **Other Needed Revisions.** Modernize other sections of the DoT, including proposed amendments based on recent owner input.

The actual text and a summary of all these amendments prepared by Inn counsel are available to all owners online either on the Owners' portal or in hard copy by contacting the Inn's third-party independent Election Administrator, E.P. Management, as noted below. Also available will be a redline comparison of the proposed amendments to the current DoT, with proposed changes in response to unit owner comments on last year's version highlighted.

Further to promote maximum owner participation and a full and accurate understanding of the proposed amendments, we expect to do the following:

- The Inn's General Manager at his regular Monday In-person owner meetings will discuss these amendments, and will distribute ballots and envelopes for owners who may, if they choose, vote while at the Inn. It is expected that I and/or other Board members will participate in each of these meetings, either in person, or by Zoom.
- As we did last fall, we intend to hold two or more virtual "town halls" for interested owners, including participation by Inn counsel.

HARBORSIDE INN CONDOMINIUM TRUST

DIRECTED PROXY AND BALLOT TO APPROVE AMENDMENTS TO DECLARATION OF TRUST

I, the undersigned, do hereby appoint the Secretary of the Harborside Condominium Trust as my Proxy, for the sole purpose of establishing a quorum of owners at the Special Meeting at 6:00 pm on Wednesday, September 4, 2024, and to cast my vote to **approve or disapprove of the proposed amendments to the Condominium's Declaration of Trust.**

I understand that if there is more than one owner of the timeshare interval(s) or unit(s) only one of the owners may cast a ballot and sign on behalf of all the owners of the interval(s) or unit(s). In such a case, the owners must decide among themselves who is to cast the ballot and sign on behalf of the several owners.

1. **Vote to approve or disapprove amendments to Sections 3.5, 3.6, and 3.9 of the Declaration of Trust to permit Owners to meet and vote electronically.**

☐ Approve
☐ Disapprove

2. **Vote to approve or disapprove of the Amended and Restated Declaration of Trust.**

☐ Approve
☐ Disapprove

The actual text and a summary of these amendments prepared by Inn counsel are available to all owners either online on the Owners' portal or in hard copy by contacting the Inn's third-party independent Election Administrator, E.P. Management, as noted below. Also available will be a redline comparison of the proposed amendments to the current DoT, with proposed changes in response to unit owner comments on last year's version highlighted.

NOTE: Any owner who wishes a separate ballot for each Unit or Interval owned should contact the Election Administrator.

(Aggregate percentage interest and owner's name label here)

Owner's Signature _____

Owner's Name (print) _____

Date _____

Completed ballots need to be scanned in as a PDF then emailed to Ronde Zier ronde@epmanagement.com, faxed to 978-232-1195 or sent by regular (or overnight) mail to Harborside Inn Condominium Trust, c/o E.P. Management Corp., 7 Taser Road, Beverly, MA 01915. A self-addressed stamped envelope is enclosed.

Remember: To be counted, ballots must be received by the Election Agent no later than 5:00 p.m. EST on Tuesday, September 3, 2024. Please return your completed directed proxy/ballot in order to ensure a quorum for Special Meeting!

- Please mark and sign your ballot in ink. (Ballot are invalid if not signed by an owner).
- All erasures, cross-outs, or white-outs must be initialed by an owner.

