



THE
HARBORSIDE
INN

Edgartown's Only Waterfront Resort

MARTHA'S VINEYARD



REMINDER

The Annual Meeting of owners will be held on

Saturday, December 7, 2024, at 12:00 pm.

Four Points by Sheraton 1125 Boston Providence Turnpike (Route 1) Norwood, MA 02062

This year we are offering both **Online Ballots** and **Paper Ballots**. If you haven't already done so,

please submit your ballot.

The Annual Meeting will also be accessible online via Zoom.

Topic: Harborside Inn Condominium Trust Annual Meeting 2024

Time: Dec 7, 2024 12:00 PM Eastern Time (US and Canada)

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/85875050989?>

[pwd=9xnUOmUZvcTs8806a4QXnVK4blummz.1](https://us02web.zoom.us/j/85875050989?pwd=9xnUOmUZvcTs8806a4QXnVK4blummz.1)

Meeting ID: 858 7505 0989

Passcode: 187399

[Find your local number:](#)

<https://us02web.zoom.us/j/85875050989?pwd=9xnUOmUZvcTs8806a4QXnVK4blummz.1>

Annual Meeting documents below:

Click on image to open PDF.

Owners Portal:

Annual Meeting documents are posted on the Owners Portal "Trustee Election" Tab.

Annual Meeting Notice

HARBORSIDE INN CONDOMINIUM TRUST
NOTICE OF ANNUAL MEETING, ELECTION OF TRUSTEES, AND APPROVAL OF PROPOSED AMENDMENTS TO DECLARATION OF TRUST

All owners in the Harborside Inn Condominium Trust are hereby notified that the Annual Meeting of owners will be held **SATURDAY, DECEMBER 7, 2024, at 12:00 PM (NOON)**.

Four Points by Sheraton
1122 Boston Providence Turnpike (Route 1)
Newport, RI 02842
781-252-2119

Two trustees will be elected for three-year terms. This year we are offering both **Online Ballots and Paper Ballots**. Enclosed with these voting instructions are ballots with directed proxy, pre-addressed return envelopes, the trustee candidates' statements, and the proposed Amendments to Declaration of Trust (as well as an executive summary of the proposed changes).

VOTING INSTRUCTIONS FOR PAPER BALLOTS

- 1) The directed proxy/ballot must be filled out in ink. If there is a tear for accuracy, white-out or cross-out, it must be replaced.
- 2) If your directed proxy/ballot is misplaced, please call the Election Agent, E.F. Management Corp. (978) 232-1126 for a replacement or email: caob@efmanagement.com
- 3) The directed proxy/ballot must be signed by the owner. If there is more than one owner of the unit, only one of the owners may sign a ballot and sign on behalf of all the owners of the unit(s). In such a case, the several owners must decide among themselves who is to sign the ballot and sign on behalf of the several owners.
- 4) The ballot on the ballot envelope may NOT be placed in any of the Harborside Inn.
- 5) **Your vote is important! Please remember that a quorum is required for the Annual Meeting and to have a valid election.**

To approve the proposed Declaration of Trust Amendments, owners owning at least 66.23% in interest must vote in this election. **SO, EVERY VOTE COUNTS.** To avoid any additional expenses of mailing second notices, or if rescheduling the Annual Meeting, Election, and Amendment Approval, please return this directed proxy/ballot, properly executed, as soon as possible. Mailbox, hand-delivered, or emailed, directed proxy/ballots will be accepted for submission by the Election Agent until 10:00 p.m. on Wednesday December 4, 2024. Detailed instructions for completing and returning directed proxy/ballots are located on the enclosed directed proxy/ballot.

- 6) The results of the election will be announced at the Annual Meeting on December 7, 2024.

E.F. Management Corp. provides independent election and voting services for condominium trust. E.F. Management has no vested interest in the election result.
If there are any questions regarding the ballot, please call the Election Agent, E.F. Management Corp. at 978-232-1126 or email: caob@efmanagement.com

PLEASE TURN OVER FOR ONLINE VOTING INSTRUCTIONS

Annual Meeting Ballot Proxy

HARBORSIDE INN CONDOMINIUM TRUST

**Directed Proxy and Ballot for
Trustee Election and
to Approve Amendments to Declaration of Trust**

The undersigned, do hereby request the Secretary of the Harborside Condominium Trust to Proxy, for the sole purpose of establishing a quorum of interest owners of the Annual Meeting on December 7, 2024 and to cast my vote.

(a) for candidates as trustees and

(a) To approve or disapprove proposed amendments to the Trust's Declaration of Trust
I understand that I have three (3) votes as owner of the Harborside Inn Condominium Trust unit(s) and one of the owners may cast a ballot and sign on behalf of all the owners of the Harborside Inn Condominium Trust. In such a case, the owners must decide among themselves who is to cast the ballot and sign on behalf of the several owners.

(b) Vote for no more than 3 candidates. (Listed in alphabetical order) (Maximum incumbent

- _____ Kevin Hughes
- _____ Resident "Terry" Kamey
- _____ James Moore
- _____ Ralph Percival
- _____ Arthur "Art" Young

(c) I vote to approve or disapprove of the Amended and Revised Declaration of Trust.

- _____ Approve
- _____ Disapprove

The actual text and a summary of these amendments prepared by the counsel are available to all owners after voting on the "Owner's Consent" and to be held open by, covering the two (2) party, Independent Election Administration, E.P. Management, on hand below. Also available will be a helpful comparison of the proposed amendments to the current Declaration.

NOTE: Any owner who wishes a separate ballot for a Unit or Interest covered should contact the Election Administrator for a paper ballot or CDM for electronic ballots.
(Aggregate percentage interest and owner's name listed here)

Owner's Signature _____ Owner's Name (print) _____

Date _____

Instructions/Details may be sent by regular or overnight mail, Trust or e-mail:
• Forward ballots should be sent to 878-222-1124.
• An e-mail ballot should be e-mailed to: epm_ballot@epmanagement.com
• Ballots sent by regular or overnight mail should be addressed to: Harborside Inn Condominium Trust, C/O E.P. Management Corp., Two West Street, Attn: 112, 1st Floor, Harborside Inn, Harborside, MA 02555
• Ballots sent by regular or overnight mail should be received by the Election Agent no later than 5:00 pm, EST on Wednesday, December 4, 2024. Thereafter, no e-mailed or overnight directed proxy/ballot or order to return a proxy for Annual Meeting!
• Be sure not to vote for more than 3 candidates.
• Make a copy of your ballot for your records.
• Mark your ballot in ink. Stencils, stamps, or white-out may be utilized.

Please Turn Page Over for VOTING INSTRUCTIONS for ONLINE BALLOTS

Summary of Amendments to Declaration of Trust

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All owners in the Harborside Inn Condominium Trust are hereby notified that the Annual Meeting of owners will be held **SATURDAY, DECEMBER 7, 2024, at 12:00 PM (NOON)**.

Four Points by Shareholder
1123 Boston Providence Turnpike (Route 1)
Harborside, MA 02555
781-222-1124

Two trustees will be elected for three-year terms. This year we are offering both Online Ballots and Paper Ballots. Directed with these voting instructions one ballot with directed proxy, pre-announced repair estimates, the trustee candidates' statements, and the proposed Amendments to Declaration of Trust (as well as an executive summary of the proposed changes).

VOTING INSTRUCTIONS FOR PAPER BALLOTS

- 1) The directed proxy/ballot must be filled out in ink. If there is a need for erasures, white-out or cross-out, it must be initialed.
- 2) If your directed proxy/ballot is misplaced, please call the Election Agent, E.P. Management Corp. (878) 222-1124 for a replacement or email: info@epmanagement.com
- 3) The directed proxy/ballot must be signed by the owner. If there is more than one owner of the unit(s), only one of the owners may cast a ballot and sign on behalf of all the owners of the unit(s). In such a case, the several owners must decide among themselves who is to cast the ballot and sign on behalf of the several owners.
- 4) The label on the ballot indicates your total beneficial interest in the Harborside Inn.
- 5) Four votes is important! Please remember that a quorum is required for the Annual Meeting and to have a valid election.

To approve the proposed Declaration of Trust Amendments, owners owning at least 66.23% in interest must vote in favor. **SO, EVERY VOTE COUNTS!** To avoid any additional expenses of mailing second notices, or of reconstituting the Annual Meeting, Election, and Amendment Approval, please return this directed proxy/ballot, properly executed, as soon as possible. Mailed, hand- or e-mailed directed proxy/ballots will be accepted for tabulation by the Election Agent until 5:00 pm, on Wednesday December 4, 2024. Detailed instructions for completing and returning directed proxies/ballots are located on the enclosed directed proxy ballot.

- 6) The results of the election will be announced at the Annual Meeting on December 7, 2024

E.P. Management Corp. provides independent election and voting services for condominium trust. E.P. Management has no vested interest in the election result. If there are any questions regarding the ballot, please call the Election Agent, E.P. Management Corp. at 878-222-1124 or email: info@epmanagement.com

[PLEASE TURN OVER FOR VOTING INSTRUCTIONS](#)



Harborside Inn | PO Box 67 3 South Water St | Edgartown, MA 02539 US

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